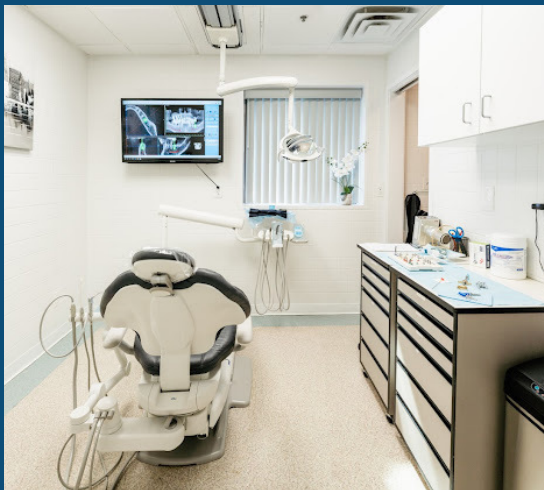


Dental Investment Sale with National

1795 Main St, Units 202 & 210, Springfield, MA 01103



- Investment Sale
- Purchase Price: \$425,000
- 1,968 SF
- National Dental Tenant
- Newly Signed 60 Month Lease
- NOI: \$29,520.00
- Cap Rate 7%
- Tenant: Specialized Dental Partners

www.menlocre.com/property

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Dental Investment Sale with National Tenant

1795 Main St, Units 202 & 210, Springfield, MA 01103

Tenant Details

LEASE INFORMATION

Street Address	1795 Main St, Units 202 and 210
City, State, Zip	Springfield, MA 01103
Square Footage	1968 SF (Both Suites)
Lease Term	60 Months
Lease Type	NNN
Commencement Date	May 6, 2024
Expiration Date	April 31, 2029
Lease Rate	\$15.00 PSF
Lease Escalations	3%
Renewal Options	2, 5 Year Options
NOI	\$29,520.00

SPECIALIZED DENTAL PARTNERS

SPECIALIZED DENTAL PARTNERS CONNECTS AND SUPPORTS A NATIONAL NETWORK OF GROWTH-MINDED CLINICIANS, WORKING TOGETHER TO CREATE THE HIGHEST LEVEL OF EXPERIENCES AND OUTCOMES FOR PATIENTS, AND TO ADVANCE OUR SPECIALTIES. BY SHARING BEST DEMONSTRATED PRACTICES AND KEY LEARNINGS, CHALLENGING EACH OTHER TO PUSH PAST COMFORT ZONES, AND ENCOURAGING EVERYONE TO THINK BIGGER, OUR PARTNERS ACHIEVE A HIGHER LEVEL OF SUCCESS – WHILE FEELING INVIGORATED, CONNECTED AND CONTENT IN OUR CAREERS AND AT HOME. WITH PARTNERS FROM THE SPECIALTIES OF ENDODONTICS, PERIODONTICS, AND ORAL & MAXILLOFACIAL SURGERY, WE ARE REVOLUTIONIZING ORAL HEALTH CARE AND CHANGING LIVES.

Initial Term	Monthly Base Rent
Lease Year 1	\$ 2,460.00
Lease Year 2	\$ 2,533.80
Lease Year 3	\$ 2,609.81
Lease Year 4	\$ 2,688.11
Lease Year 5	\$ 2,768.75



Dental Investment Sale with National Tenant

1795 Main St, Units 202 & 210, Springfield, MA 01103

Site Details



DEMOGRAPHICS	0.3 Miles	0.5 Miles	1 Mile
Total Households:	510	2,169	8,681
Total Population:	834	3,989	19,575
Average HH Income:	\$43,090	\$38,626	\$44,568