

# MEDICAL INVESTMENT OPPORTUNITY

210 Executive Center Parkway | Fredericksburg, VA 22401

FOR SALE



S.L. NUSBAUM  
REALTY CO.



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**1 OF 2 PROPERTIES LEASED BY  
SPECIALTY DENTAL FOR SALE  
SEE PAGE 6 FOR LINK**

# ABOUT THE ASSETS AND TENANT

**TOTAL PRICE: \$2,143,725**

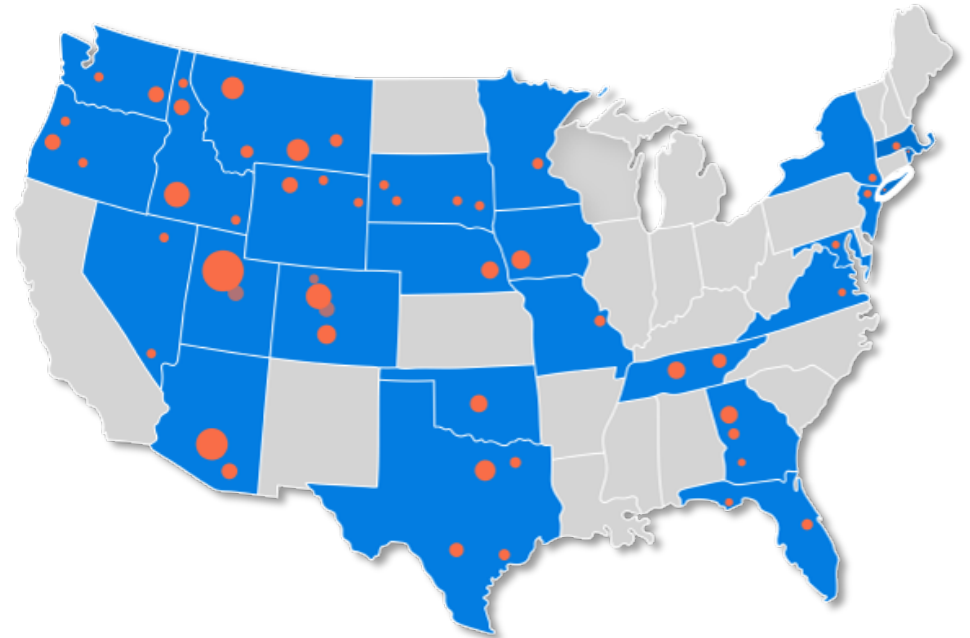
**CAP RATE: 7%**

S.L. Nusbaum Realty Co. is pleased to offer to qualified purchasers an opportunity to purchase a property leased to Specialty Dental Brands located at 210 Executive Center Parkway, Fredericksburg, VA 22401. The building was constructed in 1998 and underwent a complete interior renovation in 2011 and a new roof installed in 2019. The building is 3,393 SF on roughly 0.41 acres.

Fredericksburg is a city located in Stafford County, VA, approximately 40 miles South of Washington D.C. It is strategically located along Interstate 95 and The Virginia Railway Express. This provides residents the affordable lifestyle of Fredericksburg with access to high paying jobs in Washington D.C. and Northern Virginia.

Specialty Dental Brands is the nation's leader in multi-specialty dental partnerships with over 246 practices in 25 states. They provide local dental specialists with the ability to provide greater time and energy on the patients by consolidating several business support solutions. The Fredericksburg location provides high quality oral surgery procedures, including tooth extraction, dental implant surgery, wisdom teeth removal, dental reconstructive surgery and oral pathology/oral cancer screens.

**specialty**  
DENTAL BRANDS



# FREDERICKSBURG - PROPERTY OVERVIEW



## **SNOWDEN EXECUTIVE PARK 210 EXECUTIVE CENTER PARKWAY, FREDERICKSBURG, VA 22401**

Building Size: ±3,393 SF

Land Size: ±0.41 AC

Year Built: 1998

Year Renovated: 2011

Parking Spaces: 27

Zoning: CSC (Opportunity Zone)

Current Use: Medical Office

- 2 miles to Fredericksburg Amtrak Station, across street from Mary Washington Hospital, and less than 1 mile to Mary Washington Campus
- Generator

## **FREDERICKSBURG, VA**

Fredericksburg is an independent city located in Stafford County, a suburban community about 40 miles South of Washington D.C. It is one of the fastest growing and highest income counties in America. According to a Census Bureau report released in 2019, it is the sixth highest income county in America. Fredericksburg is also ranked 2<sup>nd</sup> nationally as one of the best places in the country for seniors to live according to [www.caring.com](http://www.caring.com).

The 40-block Fredericksburg Historic District continues to embrace the city's downtown area and contains over 350 buildings dating back to the 18<sup>th</sup> and 19<sup>th</sup> centuries. The city has become the regional healthcare center for the area, with retail and other growth throughout. Tourism is a major part of the economy, with approximately 1.5 million annual visitors. The Fredericksburg Amtrak Station provides the city with significant commuter ridership of 72,000+ boardings and alightings per day (per BLS).



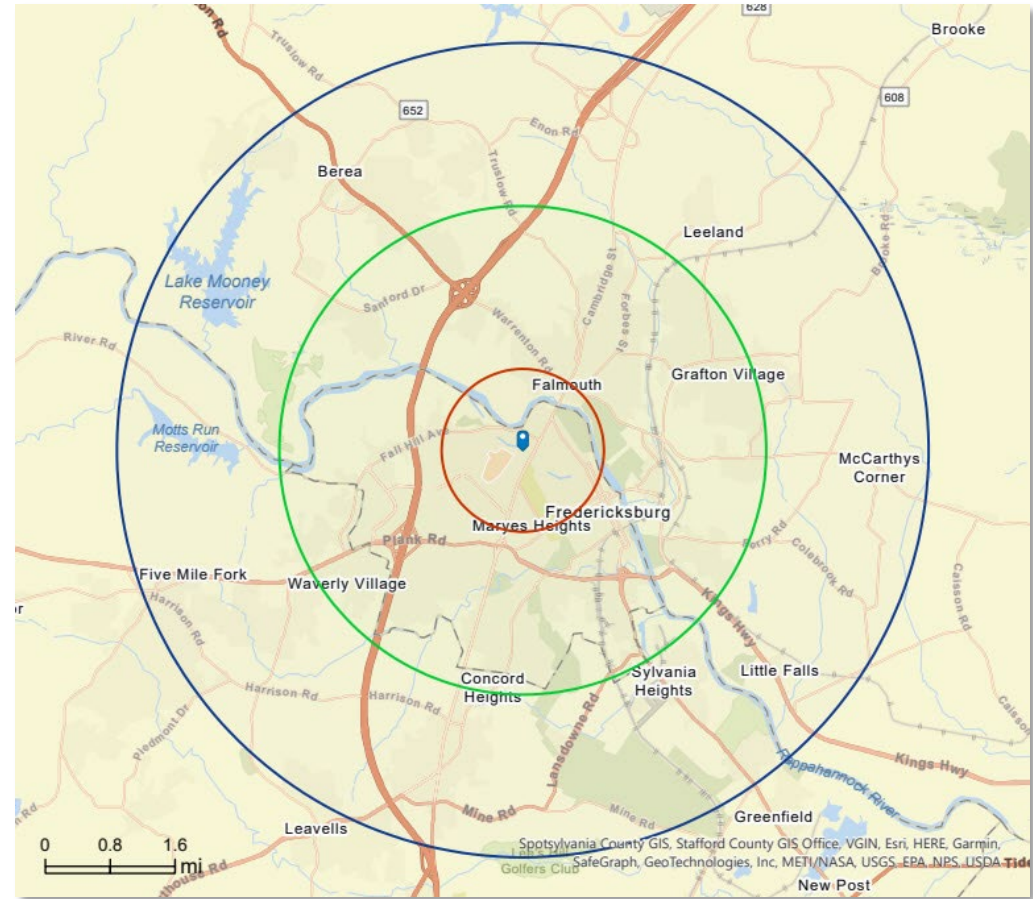
# FREDERICKSBURG – AERIAL MAP



# FREDERICKSBURG - DEMOGRAPHICS

## 1, 3, 5 MILES

POPULATION	1 MILES	3 MILES	5 MILES
2023 Population	10,346	55,713	108,357
2028 Population	10,490	58,323	113,225
2023 Median Age	29.8	36.0	36.7
2028 Median Age	30.9	37.3	37.6
HOUSEHOLDS			
2023 Total Households	4,130	21,377	40,580
2028 Total Households	4,215	22,503	42,660
2023 Average Household Size	2.07	2.49	2.60
2028 Average Household Size	2.06	2.48	2.59
MEDIAN HOUSEHOLD INCOME			
2023 Median Household Income	\$62,480	\$85,572	\$92,658
2028 Median Household Income	\$70,825	\$99,800	\$104,832
AVERAGE HOUSEHOLD INCOME			
2023 Average Household Income	\$94,987	\$122,523	\$124,749
2028 Average Household Income	\$109,702	\$138,958	\$140,749
OWNER OCCUPIED HOUSING UNITS			
2023 Owner Occupied Housing Units	30.3%	53.6%	61.1%
2028 Owner Occupied Housing Units	32.3%	55.2%	62.2%
RENTER OCCUPIED HOUSING UNITS			
2023 Renter Occupied Housing Units	62.3%	40.3%	33.9%
2028 Renter Occupied Housing Units	60.1%	39.1%	33.2%
FAMILIES			
2023 Families	1,644	12,611	26,249
2028 Families	1,649	13,176	27,385



# THE TEAM



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[CLICK TO VIEW CHESTERFIELD FLYER](#)



# CONTACT US

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## CONFIDENTIALITY & DISCLAIMER STATEMENT

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## OFFERING PROCEDURE

Offers should be submitted in the form of a standard non-binding Letter of Intent and must specify the following:

- Price
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

