

ASPEN DENTAL

4101 E BLUE GRASS RD, MOUNT PLEASANT, MI 48858



SINGLE TENANT ASPEN DENTAL FOR SALE (TARGET OUTLOT)



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OFFERING SUMMARY

Sale Price	\$2,488,320
Cap Rate	6.25%
NOI	\$155,520
Price/PSQF	\$622.08
Tenant	Aspen Dental
Guarantor	Corporate
Building Size	4,000 SF
Total Lot Size	0.55 Acres
Lease Commencement	04/22/2019
Lease Expiration	04/30/2029
Term Remaining	3+ Years
Original Lease Term	10 Years
Rental Increases	8% Every Five Years
Renewal Options	Three, Five Years
Lease Type	NN
Landlord Obligations	Roof & Structure
HVAC	Tenant Responsible
CAM	Tenant Responsible
Taxes	Tenant Responsible
Insurance	Tenant Responsible

RENT SCHEDULE:

Option 1:	\$167,961 - 05/01/2029
Option 2:	\$181,397 - 05/01/2034
Option 3:	\$195,908 - 05/01/2039



PROPERTY HIGHLIGHTS

- Single Tenant Aspen Dental with 3+Years Remaining
- Pad Site to Target Located on the NE Corner of US Highway 127 & E Blue Grass Rd – An Intersection that sees Over 46,000+ Vehicles per Day
- Aspen Dental Has Over 1,100 Locations Nationally & Rapidly Growing Nation Wide
- Adjacent to Central Michigan University – a Public Division-1 University with Over 14,000 Students Enrolled
- Surrounding National Retailers Include Walmart Supercenter, Sam's Club, Big Lots, PetSmart, ALDI, Kohl's, Menards, Goodwill, DICK's, Sally Beauty, T.J. Maxx, Hobby Lobby, Staples, Panera Bread, 7-Eleven, Starbucks, Chipotle & Many Others

AERIAL MAP

ASPEN DENTAL



ADDITIONAL PHOTOS

ASPEN DENTAL



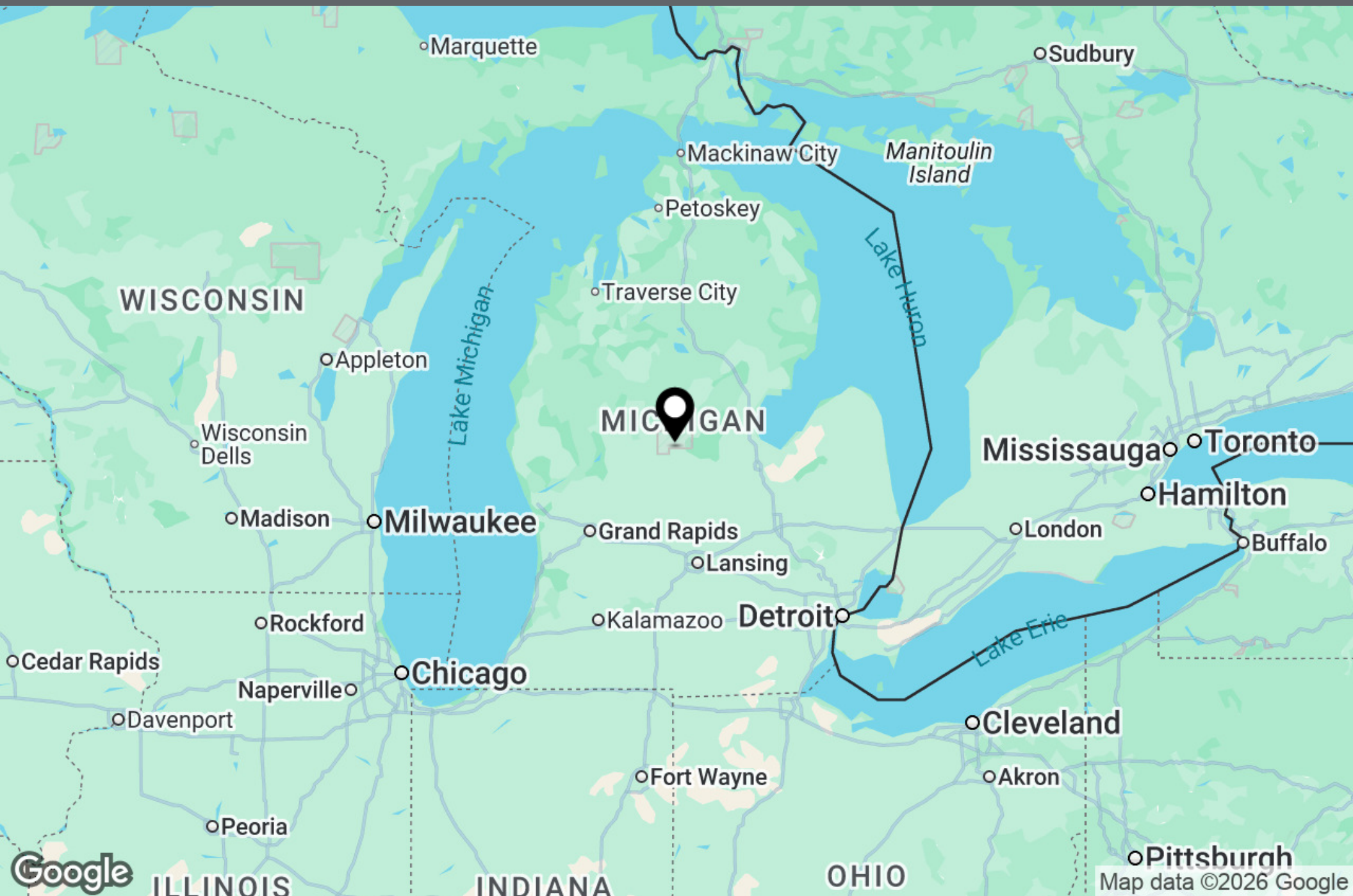


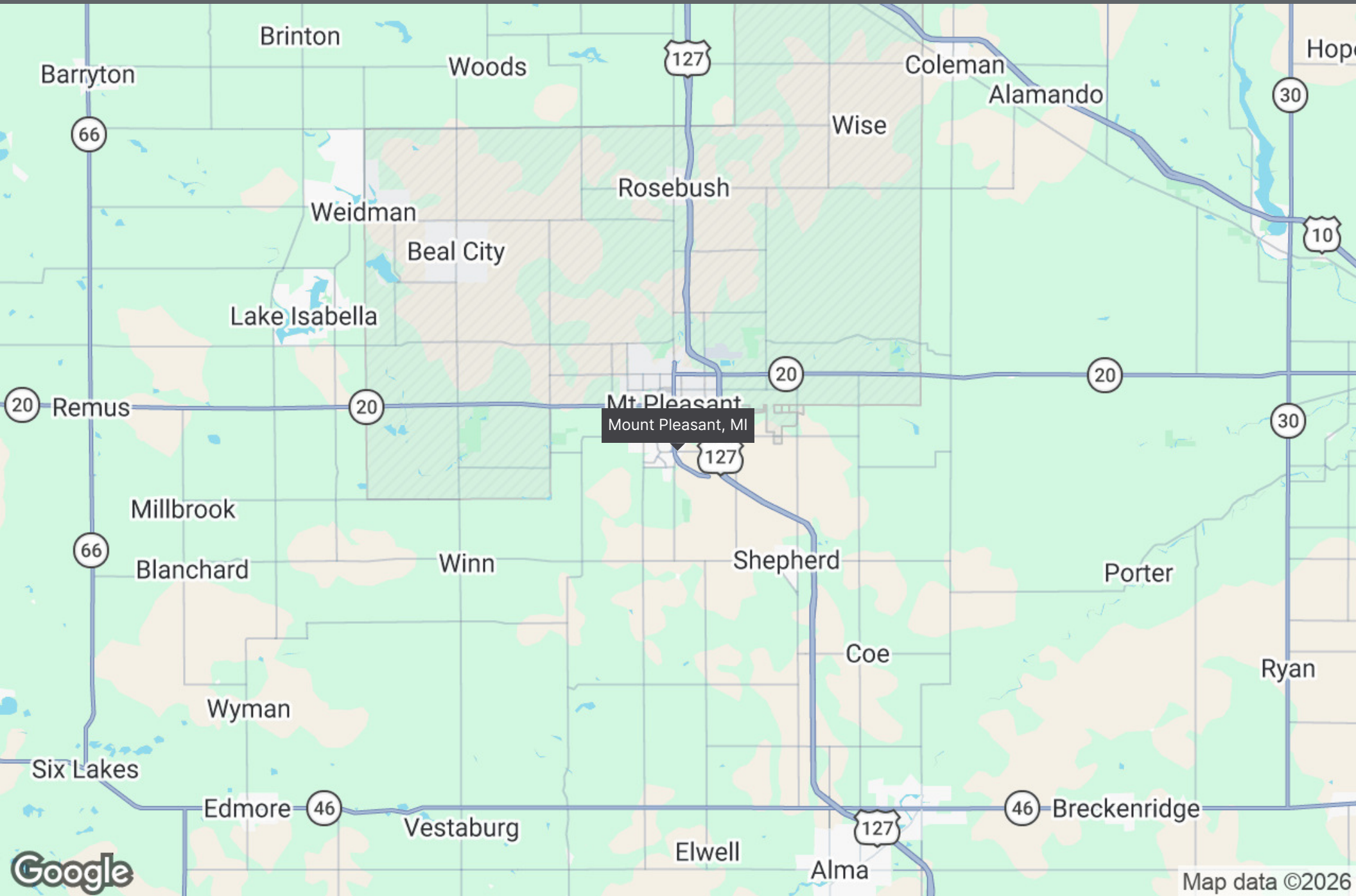
OVERVIEW

Company:	Aspen Dental
Founded:	1994
Locations:	1100+
Total Revenue:	\$2 Billion
Headquarters:	Chicago, Illinois
Website:	www.aspendental.com

TENANT OVERVIEW

Aspen Dental, founded in 1994 by Robert Fontana CEO, has grown into one of the largest branded networks of dental practices in the United States. Operating over 1,100 independently owned and operated offices across 45 states, Aspen Dental serves approximately 35,000 patients daily with a team of more than 20,000 professionals. The company was established with the mission to break down barriers to dental care, ensuring affordability, transparency, and access for all patients. Each Aspen Dental practice is supported by The Aspen Group (TAG), which provides nonclinical, administrative, and business support services, allowing dentists to focus on delivering high-quality care. In recent years, Aspen Dental has embraced digital transformation, aiming to convert all its locations to fully digital operations, including the use of 3D-printing equipment and advanced imaging technologies, to enhance patient care and streamline workflows. The organization's commitment to innovation, patient-centered care, and expanding access to dental services underscores its role as a leader in the dental industry.





DEMOGRAPHICS MAP & REPORT

ASPEN DENTAL

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,400	30,956	37,629

Average Age	27	33	35
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Average Age (Male)	26	32	34
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Average Age (Female)	28	34	36
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HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,936	12,708	15,323

# of Persons per HH	2.9	2.4	2.5
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Average HH Income	\$48,243	\$63,736	\$70,750
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Average House Value	\$220,763	\$212,291	\$215,821
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RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	6,093	24,118	29,509

Total Population - Black	1,033	2,055	2,150
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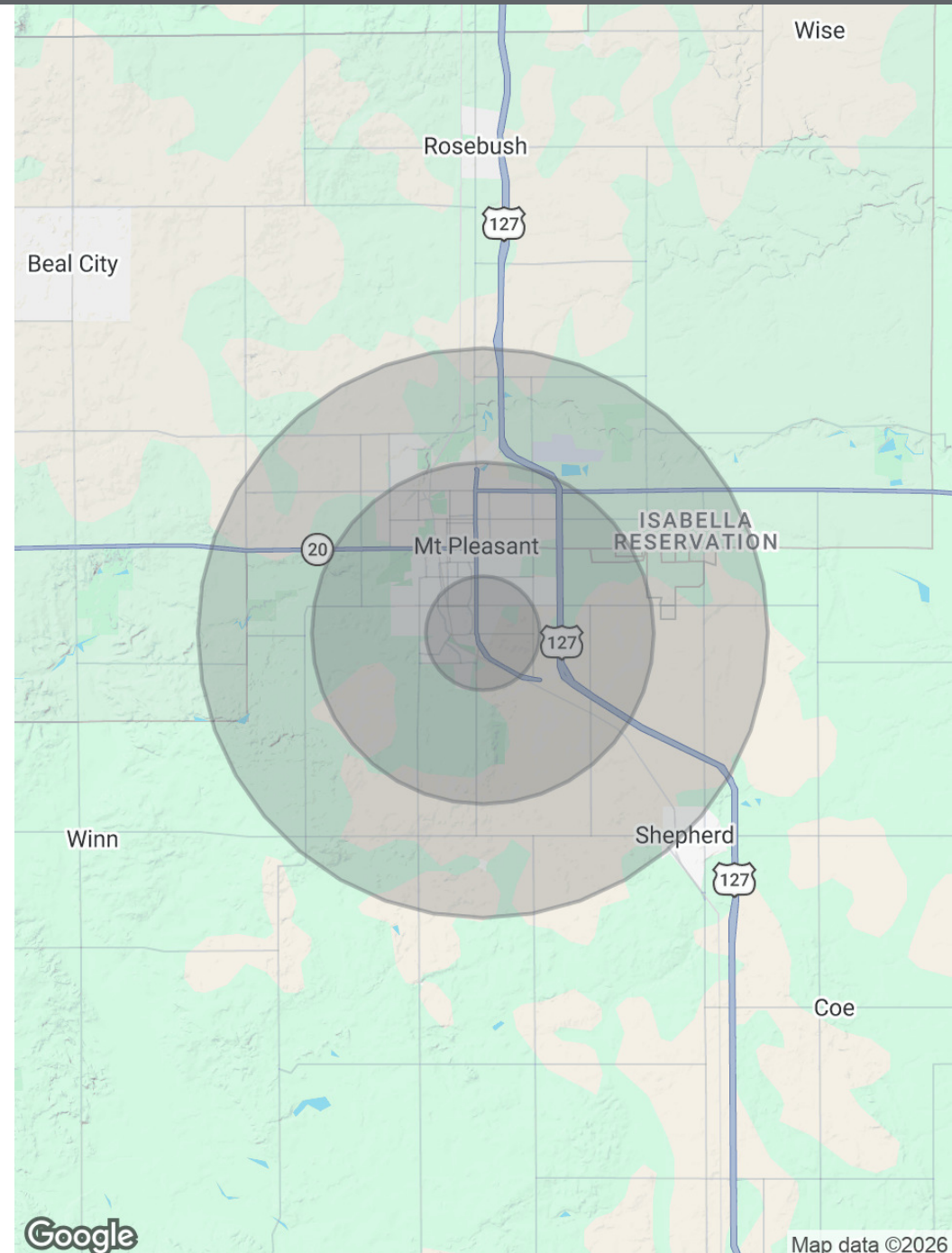
Total Population - Asian	330	869	936
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Total Population - Hawaiian	4	13	18
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Total Population - American Indian	166	980	1,552
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Total Population - Other	158	540	622
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2020 American Community Survey (ACS)





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