

CORDENTAL GROUP

601 WILLIAMSBURG DR
Broomall, PA 19008

Dental Anchored
Investment Opportunity

Offering Memorandum

\$2,495,000 | 6 Years Remaining | 3% Annual Increases | 40+ Locations | Shopping Center Outparcel



MATTHEWS™

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Property Overview

Cordental Group

601 Williamsburg Dr, Broomall, PA 19008



Lawrence Park
Shopping Center

CORDENTAL
GROUP

Sproul Rd #32,600 VPD

DOLLAR TREE

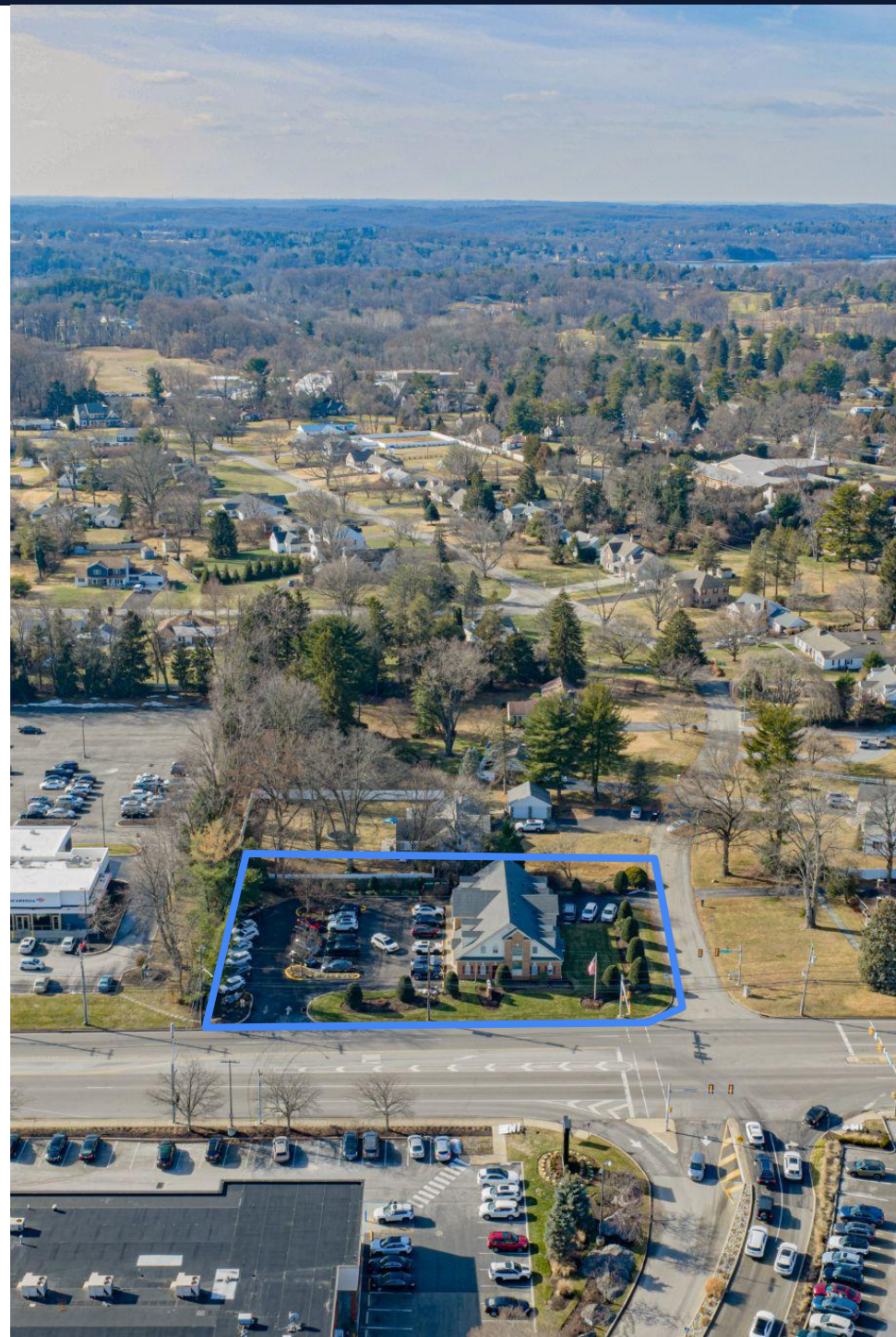
Investment Highlights

Tenant & Industry

- **Healthcare Real Estate** – Healthcare properties are extremely sought-after investments for their resistance to recessions and e-commerce.
- **3% Annual Rental Increases** – The lease features 3% annual rental increases, providing investors with growing cash flow and a hedge against inflation.
- **Multiple Doctors** – The practice is staffed by six doctors, highlighting the strength and operational stability of the location. Multi-doctor practices are typically higher-producing and more resilient than single-provider offices.
- **Growing Industry** – The global dental market size is calculated at USD 39.64 billion in 2024, grew to USD 44.33 billion in 2025, and is projected to reach around USD 121.36 billion by 2034. The market is expanding at a CAGR of 11.84% between 2025 and 2034 (per Towards Healthcare).
- **Best-in-class Tenant** – Cordental Group is one of the largest DSOs in the country with 40+ locations and growing.

Property & Location

- **Dense & Wealthy Demographics** – The area is densely populated, with over 300,000 residents within a 5-mile radius & an average household income of over \$152,000, ensuring a robust consumer base to support this location.
- **Shopping Center Outparcel** – Located directly across from a major shopping center, the site offers excellent visibility, traffic exposure, and ease of access. Outparcel locations are highly desirable due to prime frontage while benefiting from the long-term draw of major retail tenants.
- **Retail Corridor** – The shopping center across the street is anchored by national retailers including CVS, The Home Depot, T.J. Maxx, Barnes & Noble, and Five Guys, reinforcing the strength of the location.
- **Below-Market Rent & Replacement Cost** – With a net rent of \$15.34 per square foot and a purchase price of \$222 per square foot, the property is priced below replacement cost and at below-market rent, which provides additional downside protection and long-term investment stability.





+ Lankenau Medical Center
±370 Beds

Downtown Philadelphia
±24 Miles Away

Kurzrok
FAMILY MEDICINE
Your foundation for personalized healthcare

Home Governor Sproul Apartments
±272 Units

Main Line Health®
P.J. WHELIHAN'S
PUB + RESTAURANT
FINE WINE & GOOD SPIRITS

HomeGoods®

Flynn O'Hara
UNIFORMS

BARNES & NOBLE

T.J. maxx®

FIVE GUYS®
BURGERS and FRIES

THE HOME DEPOT

ACME

Lawrence Park Shopping Center

CVS pharmacy®

Citizens™

Panera
BREAD®

Subject Property

Sproul Rd ± 32,600 VPD

BANK OF AMERICA



601 Williamsburg Dr
Broomall, PA 19008

±11,234 SF

GLA

1999

Year Built

±6.01 Years

Term Remaining

Modified Gross

Lease Type

6.91%

Cap Rate



Financial Overview

Cordental Group

601 Williamsburg Dr, Broomall, PA 19008



Financial Summary

\$2,495,000

List Price

6.91%

Cap Rate

3% Annual

Rental Increases

±6.01 Years

Term Remaining

Lease Abstract

Tenant Name	Cordental Group
Ownership Type	Fee Simple
Lease Entity	CORDENTAL GROUP OF PHILADELPHIA, LLC
SF Leased	±11,234 SF
Occupancy	100%
Initial Term	7 Years
Rent Commencement	1/13/2025
Lease Expiration	1/13/2032
Lease Term Remaining	±6 Years
NOI	\$172,313
Rental Increases	3% Annual
Renewal Options	Two, 5-Year Options
Expense Structure	Modified Gross

Annualized Operating Data

Lease Year	NOI	Monthly Net Rent	Rent PSF	Cap Rate
Year 1	\$166,133	\$13,844.42	\$14.79	6.66%
Year 2	\$172,313	\$14,359.42	\$15.34	6.91%
Year 3	\$178,678	\$14,899.87	\$15.91	7.16%
Year 4	\$185,235	\$15,436.23	\$16.49	7.42%
Year 5	\$191,988	\$15,998.98	\$17.09	7.69%
Year 6	\$198,943	\$16,578.62	\$17.71	7.97%
Year 7	\$206,108	\$17,175.65	\$18.35	8.26%

FINANCING INQUIRIES

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Financial Summary

Financial Overview

Year 1		
INCOME	TOTAL	\$PSF
Rental Income	\$212,180	\$18.89
EFFECTIVE GROSS REVENUE	\$212,180	\$18.89
EXPENSES		
Property Tax	\$34,795	\$3.10
Insurance	\$5,072	\$0.45
TOTAL OPERATING EXPENSES	\$39,867	\$3.55
NET OPERATING INCOME	\$172,313	\$15.34



Tenant Overview

Year Founded
2017

Headquarters
Cincinnati, OH

Website
cordentalgroup.com

Growth Strategy
Acquisition Based

Services Provided
Non-Clinical Business

Operational Focus
Dentist-Centric Support



Tenant Overview

CORDENTAL Group is a privately held, rapidly expanding Dental Support Organization (DSO) that partners with established dental practices across the United States to provide comprehensive business and operational support while allowing clinicians to focus on delivering high-quality patient care. Founded in 2017, CORDENTAL has positioned itself as a dentist-centric partner that respects the legacy and clinical autonomy of each practice it affiliates with, offering administrative expertise in areas such as billing, HR, IT, credentialing, and practice optimization. The company's executive leadership brings deep experience in healthcare operations, private equity-backed growth strategies, and multi-practice integration, underscoring its commitment to practice growth and long-term sustainability.

CORDENTAL's headquarters are located in Cincinnati, Ohio, and it operates in multiple regions including the Mid-Atlantic, Midwest, and Southeast, with a network of 45+ affiliated practices in nine states, demonstrating meaningful scale within the DSO sector. The organization has strategic initiatives that include clinical support services, continuing education for affiliated dentists, and the integration of advanced technologies such as AI tools to support diagnostic and operational excellence. CORDENTAL's differentiated model, which emphasizes collaboration, practice respect, and operational support, makes it a compelling tenant for net-lease or medical-office investment assets serving a diversified healthcare portfolio.

Market Overview

Cordental Group

601 Williamsburg Dr, Broomall, PA 19008

Philadelphia, PA MSA



Broomall, PA

Market Demographics



10,684
Total Population

\$113,823
Median HH Income

3,907
of Households

83.6%
Homeownership Rate

5,740
Employed Population

44.3
Median Age

\$452,300
Median Property Value

Local Market Overview

Situated in Delaware County just 11 miles west of Center City Philadelphia, Broomall, PA is a well-established suburban community known for its residential charm, strong schools, and proximity to major economic hubs. The area offers a blend of quiet neighborhoods and convenient access to regional employers via I-476 (the Blue Route) and U.S. Route 1, making it an appealing location for both families and professionals. Residents enjoy a range of local amenities including shopping centers, parks, and dining options, while nearby institutions like Villanova University and Bryn Mawr Hospital contribute to the area's stable employment base.

Broomall benefits from consistent demand driven by high homeownership rates, solid household incomes, and an educated population. The community has seen gradual growth while maintaining its suburban character, with housing stock primarily composed of single-family homes on mature lots. Its strategic location between Philadelphia and the western Main Line suburbs supports sustained interest from tenants, homeowners, and investors alike. As a commuter-friendly enclave with strong demographic indicators, Broomall continues to attract demand across residential, office, and service retail uses.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	96,452	302,787	1,213,249
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	36,559	114,645	487,426
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$138,890	\$124,800	\$103,954

Local Enterprise Driving Regional Growth

Broomall, PA serves as a key local enterprise hub contributing to the broader economic vitality of Delaware County and the greater Philadelphia region. Anchored by a mix of healthcare providers, professional services, and small to mid-sized businesses, the area supports a diverse employment base while maintaining strong ties to regional economic drivers. Its strategic location along the I-476 corridor enhances logistics efficiency and commuter access, enabling local companies to serve both suburban and urban markets.

\$6.1B+

Regional Gross
Domestic Product

1.4%

Median Household Income
Growth (2022-2023)

PRIMARY INDUSTRIES

- Healthcare & Social Assistance
- Educational Services
- Professional, Scientific & Technical Services
- Retail Trade

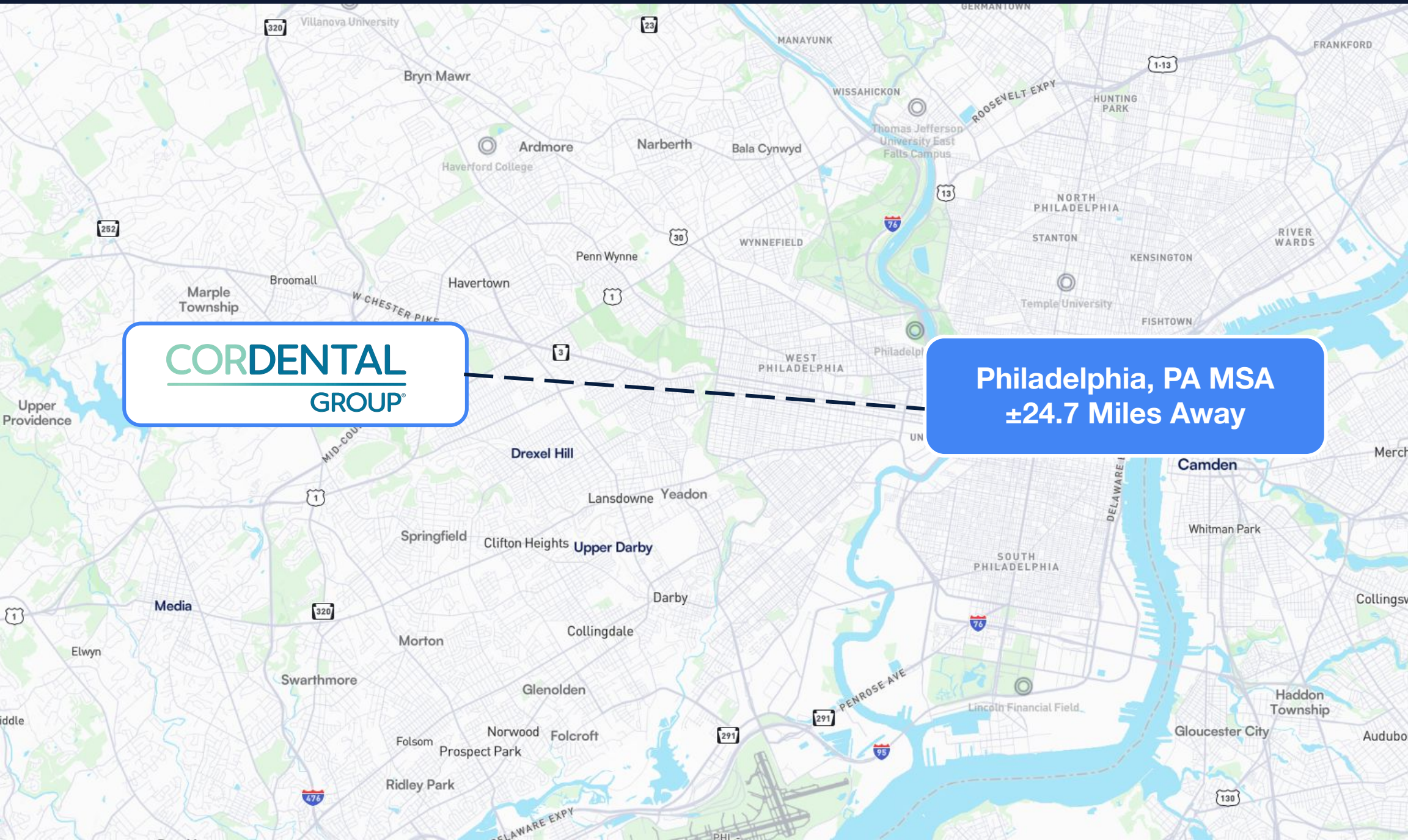
RECENT DEVELOPMENTS

- Mixed-Use Carlino Commercial Development Site
- Giant & LA Fitness and Other Proposed Commercial Projects
- Veterans Memorial Park Master Plan Implementation

TOP EMPLOYERS



Proximity Map



CORDENTAL
GROUP®

**Philadelphia, PA MSA
±24.7 Miles Away**

PHILADELPHIA, PA

Greater Philadelphia serves as a historic, cultural, and economic anchor on the East Coast, with an estimated 2024 population of over 6,050,000, continuing steady growth fueled by a strong healthcare, education, and technology base. Known for its world-class universities and medical institutions, the region attracts students, researchers, and professionals, reinforcing Philadelphia's role as a hub of innovation and talent. Its strategic location between New York and Washington, D.C. enhances its appeal for long-term residence, investment, and commerce.

The metro demonstrates robust economic fundamentals, with a 2024 median household income of about \$75,000, supported by leading industries such as life sciences, financial services, logistics, and higher education. While affordability challenges exist, Philadelphia remains more accessible compared to other major U.S. metros, sustaining housing demand and consumer spending. Its blend of historic character and modern economic diversity continues to make the city resilient for both developers and investors.

Total Population

1,585,010

Annual Visitors

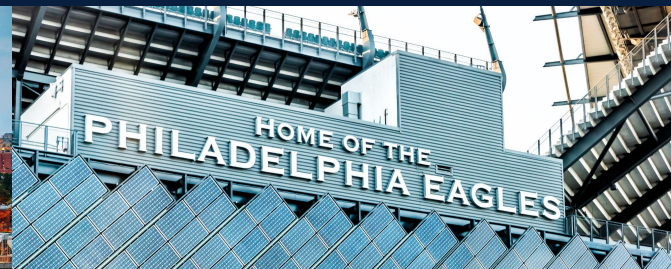
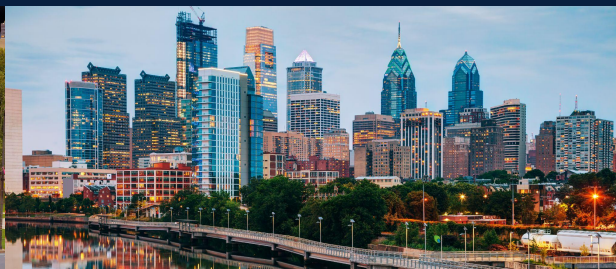
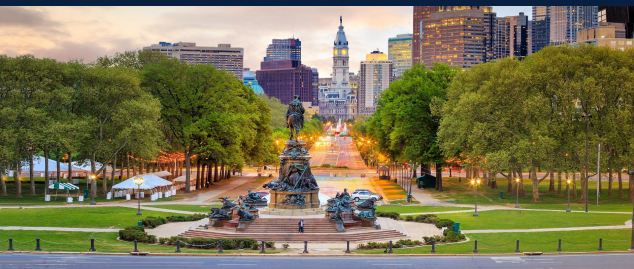
46 Million

Tourism Economic Impact

\$12.4 Billion

GDP

\$500+ Billion



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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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