

# MARQUEE DENTAL PARTNERS

1836 Broadway St, Paducah, KY 42001

Healthcare  
Investment Opportunity

Offering Memorandum



**MATTHEWS**™

**EXCLUSIVELY LISTED BY**



**Jake Allen**

Associate Vice President

**(813) 600-3789**

[jake.allen@matthews.com](mailto:jake.allen@matthews.com)

License No. 366609 (FL)

**Kyle Matthews**

Broker of Record

License No. 239410 (KY)

**MATTHEWS™**





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# PROPERTY OVERVIEW

**Marquee Dental Partners**  
1836 Broadway St, Paducah, KY 42001



# EXECUTIVE SUMMARY

## The Opportunity

Matthews™ is pleased to offer a net lease dental investment in Paducah, Kentucky, tenanted by **Marquee Dental Partners**, a private equity-backed, multi-state dental support organization with a network of over 80 affiliated practices. Operating as Bohle Family Dentistry, this location has served the community for over 20 years, providing general dentistry services and maintaining deep-rooted patient relationships. As part of Marquee's growing platform, the practice benefits from institutional support, operational scale, and strong recurring revenue, reinforcing tenant stability and long-term viability.



Located in a **high-growth healthcare corridor**, the property is just half a mile from **Baptist Health Paducah Hospital**, a regional medical hub currently undergoing expansion. Paducah has had steady population that is expected to grow driven by downtown revitalization, local healthcare investments, and government-backed remote worker incentive programs. With a **healthcare real estate vacancy rate** of just **1.3%** and a **15% rent increase** across the sector over the past five years, the area demonstrates robust tenant demand and long-term leasing strength.

This **passive**, triple-net (**NNN**) investment offers investors dependable income with minimal landlord responsibilities. The tenant handles all maintenance, taxes, insurance, and most capital expenditures. Coupled with contractual rent escalations and a proven operator, this opportunity delivers strong in-place yield and long-term income growth potential.



# INVESTMENT HIGHLIGHTS

## PADUCAH, KY NEWS FEATURES

*“Paducah’s mix of affordability, creative energy, and infrastructure investment is attracting a new wave of residents and entrepreneurs.”*

– **KentuckyLiving**

*“Paducah is one of the few small cities in the country actively paying remote workers to relocate—offering cash, coworking space, and a thriving downtown lifestyle.”*

– **FOX11  
BUSINESS**

*“This Kentucky city is betting on talent—not just tourism—with remote worker incentives, broadband upgrades, and downtown revitalization all part of a bold growth plan.”*

– **NEW YORK POST**

*“People are choosing Paducah for its livability, walkable downtown, and emerging innovation ecosystem.”*

– **KentuckyLiving**

*“Paducah is creating a pipeline of future growth by combining workforce development, clean energy investment, and national recognition as a remote worker destination.”*

– **FOX11  
BUSINESS**

<https://www.kentuckyliving.com/energy/steering-growth-in-paducah>

<https://www.foxbusiness.com/lifestyle/kentucky-city-lures-remote-workers-cash-perks-bold-population-growth-strategy>

<https://nypost.com/2025/06/18/real-estate/this-kentucky-city-is-paying-people-to-move-there/>





Kentucky Ave

Subject Property



**1836 Broadway St**  
Paducah, KY 42001

**±7,500 SF**

GLA

**2000**

Year Built

**±0.38 AC**

Lot Size

**Fee Simple**

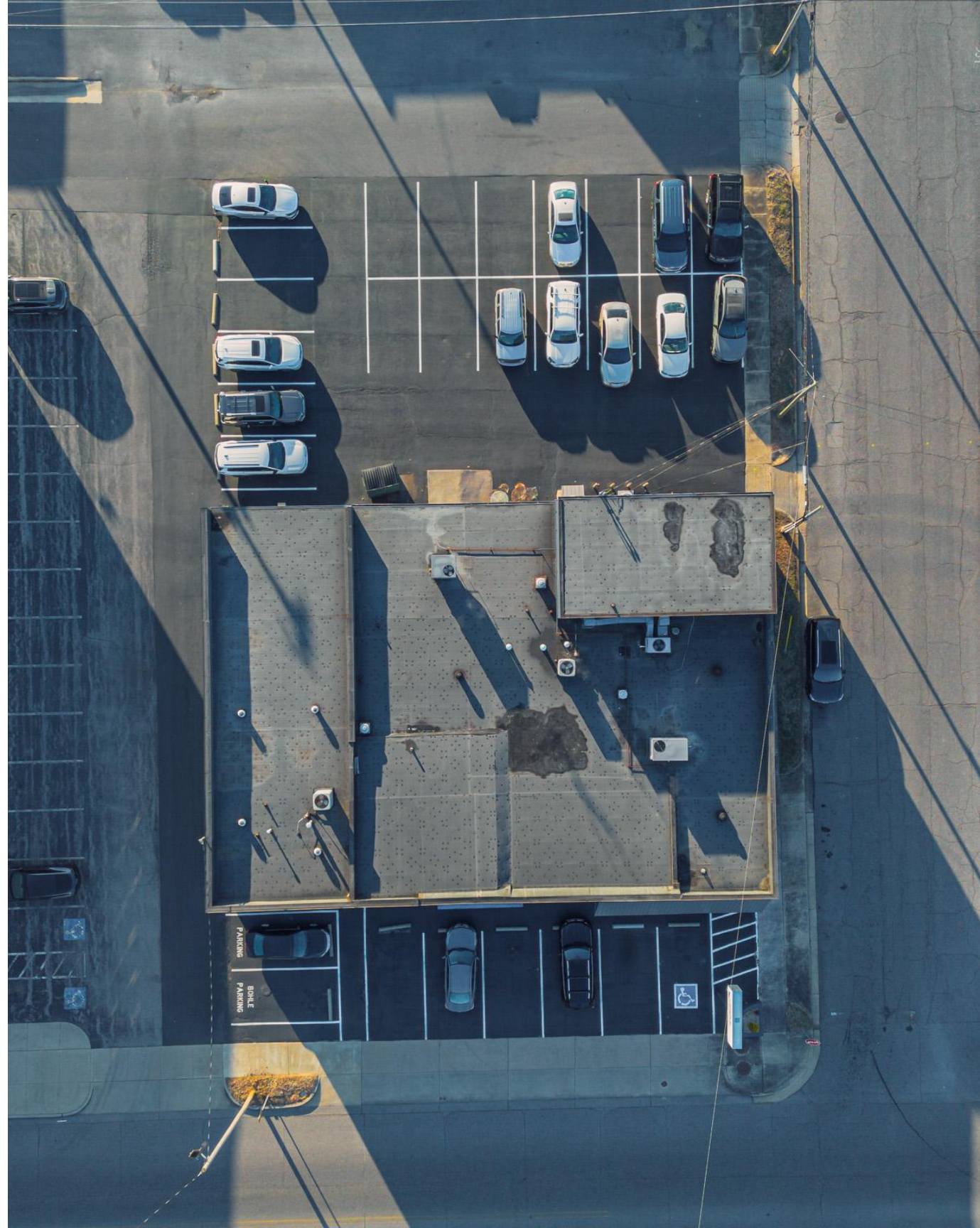
Ownership Type

**NNN**

Lease Type

**100%**

Occupancy



# FINANCIAL OVERVIEW

**Marquee Dental Partners**  
1836 Broadway St, Paducah, KY 42001



# FINANCIAL SUMMARY

**\$1,836,000**

List Price

**8.00%**

Cap Rate

**\$244.80**

Price Per SF

**\$146,880**

NOI

## Property Details

<b>Tenant Name</b>	Marquee Dental Partners dba Bohle Family Dentistry
<b>Ownership Type</b>	Fee Simple
<b>Lease Guarantor</b>	CPF Dental, LLC
<b>SF Leased</b>	±7,500 SF
<b>Occupancy</b>	100%
<b>Base Term</b>	Five Years
<b>Rent Commencement</b>	2/1/2026
<b>Lease Expiration</b>	1/31/2031
<b>Lease Term Remaining</b>	± 5 Years
<b>Base Rent</b>	\$146,800
<b>Rental Increases</b>	2% Annual
<b>Renewal Options</b>	Two - Five Year Options
<b>Expense Structure</b>	NNN
<b>Landlord Responsibilities</b>	Roof & Structure
<b>Tenant Responsibilities</b>	All Interior, Exterior Repairs, Maintenance & All Replacements Other Than Roof & Structure
<b>Insurance</b>	Tenant
<b>Taxes</b>	Tenant
<b>ROFR/ROFO</b>	No

## Annualized Operating Data

Lease Year	Annual Rent	Monthly Rent	Rent PSF	Cap Rate
Year 1	\$146,880	\$12,240.00	\$19.58	8.00%
Year 2	\$149,818	\$12,484.80	\$19.98	8.16%
Year 3	\$152,814	\$12,734.50	\$20.38	8.32%
Year 4	\$155,870	\$12,989.19	\$20.78	8.49%
Year 5	\$158,988	\$13,248.97	\$21.20	8.66%
Option 1 - Year 6	\$162,167	\$13,513.95	\$21.62	8.83%
Option 1 - Year 7	\$165,411	\$13,784.23	\$22.05	9.01%
Option 1 - Year 8	\$168,719	\$14,059.91	\$22.50	9.19%
Option 1 - Year 9	\$172,093	\$14,341.11	\$22.95	9.37%
Option 1 - Year 10	\$175,535	\$14,627.93	\$23.40	9.56%
Option 2 - Year 11	\$179,046	\$14,920.49	\$23.87	9.75%
Option 2 - Year 12	\$182,627	\$15,218.90	\$24.35	9.95%
Option 2 - Year 13	\$186,279	\$15,523.28	\$24.84	10.15%
Option 2 - Year 14	\$190,005	\$15,833.75	\$25.33	10.35%
Option 2 - Year 15	\$193,805	\$16,150.42	\$25.84	10.56%

# TENANT OVERVIEW

Year Founded  
2015

Headquarters  
Brentwood, TN

Ownership Status  
Private

Employees  
±100+

Locations  
80+

States Covered  
5



## Marquee Dental Partners & Bohle Family Dentistry

Marquee Dental Partners dba Bohle Family Dentistry represents the integration of a long-established local dental practice with a leading national dental support organization (DSO). Bohle Family Dentistry is a multi-specialty dental provider located at 1836 Broadway Street in Paducah, KY, offering comprehensive oral healthcare services to patients across West Kentucky and Southern Illinois, including preventive care, restorative dentistry, cosmetic procedures, periodontal treatments, implants, dentures, and advanced imaging services. The practice is known locally for its experienced clinical team and commitment to personalized patient care, serving families and individuals with trusted dental solutions.

In 2015, Bohle Family Dentistry affiliated with Marquee Dental Partners, a Brentwood, Tennessee-based dental support organization dedicated to empowering dental practices with operational excellence and clinical autonomy. Marquee Dental Partners was founded in 2015 with significant strategic investment and is focused on supporting dentists by taking on the administrative, marketing, HR, billing, and technological functions so clinical teams can concentrate on patient care. Under this model, partner practices like Bohle Family Dentistry retain their local identity and clinical leadership while benefiting from shared resources, growth support, and best-in-class practice infrastructure.

Today, the partnership enables Bohle Family Dentistry to maintain continuity of service, leverage enhanced operational support, and continue its legacy of quality dental care in the regional community while backed by the strategic capabilities of a growing national platform. Marquee's approach to practice enablement emphasizes collaboration, autonomy, and shared success—supporting clinicians and teams to thrive in the evolving dental marketplace.

# MARKET OVERVIEW

**Marquee Dental Partners**  
1836 Broadway St, Paducah, KY 42001



# PADUCAH, KY

## Market Demographics



**26,700**  
Total Population

**\$51,243**  
Median HH Income

**11,600**  
# of Households

**54%**  
Homeownership Rate

**12,700**  
Employed Population

**28%**  
% Bachelor's Degree

**43**  
Median Age

**\$164,600**  
Median Property Value

### Local Market Overview

Paducah, Kentucky is a regional hub in western Kentucky with a diverse healthcare ecosystem anchored by major providers and a stable local population. The city's population is about 26,700 as of 2026, with a median age of in the low-40s and household incomes that have been growing year over year. Paducah's location along major transportation corridors (I-24 and river systems) supports healthcare access across western Kentucky, southern Illinois and northwest Tennessee, positioning medical and dental services for broad catchment potential.

Healthcare employment is a major economic driver locally, with healthcare systems among the largest employers in the community. The presence of a 300+ bed regional hospital and multiple specialty practices supports consistent demand for outpatient care, ancillary services and provider-driven real estate like medical offices and clinics. Given Paducah's aging demographic and insurance coverage rates that are comparable to national patterns, demand for dental and medical outpatient services remains resilient.

### Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	8,137	26,417	44,245
Current Year Estimate	8,290	26,772	44,854
2020 Census	8,253	26,724	44,850
Growth Current Year-Five-Year	-1.85%	-1.33%	-1.36%
Growth 2020-Current Year	0.45%	0.18%	0.01%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,270	11,443	19,523
Current Year Estimate	3,348	11,615	19,796
2020 Census	3,311	11,497	19,588
Growth Current Year-Five-Year	-2.32%	-1.48%	-1.38%
Growth 2020-Current Year	1.13%	1.03%	1.07%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$61,942	\$92,111	\$93,619

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Associate Vice President

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1836 Broadway St, Paducah, KY, 42001 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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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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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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