



# GREATER MICHIGAN ORAL SURGEONS & DENTAL IMPLANT CENTER

Bay City, MI | Saginaw, MI | Owosso, MI | Midland, MI

## Dental Investment Opportunity

Offering Memorandum

±9.8 Years Remaining | 7.25% Average Cap Rate | ±24,999 SF | 3% Annual Increases

4161 Shrestha Dr, Bay City, MI



5150 Cardinal Square Blvd, Saginaw, MI



306 N Gould St, Owosso, MI

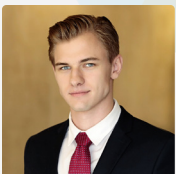


5220 Eastman, Midland, MI



**MATTHEWS**™

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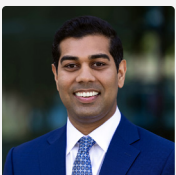
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# MATTHEWS™



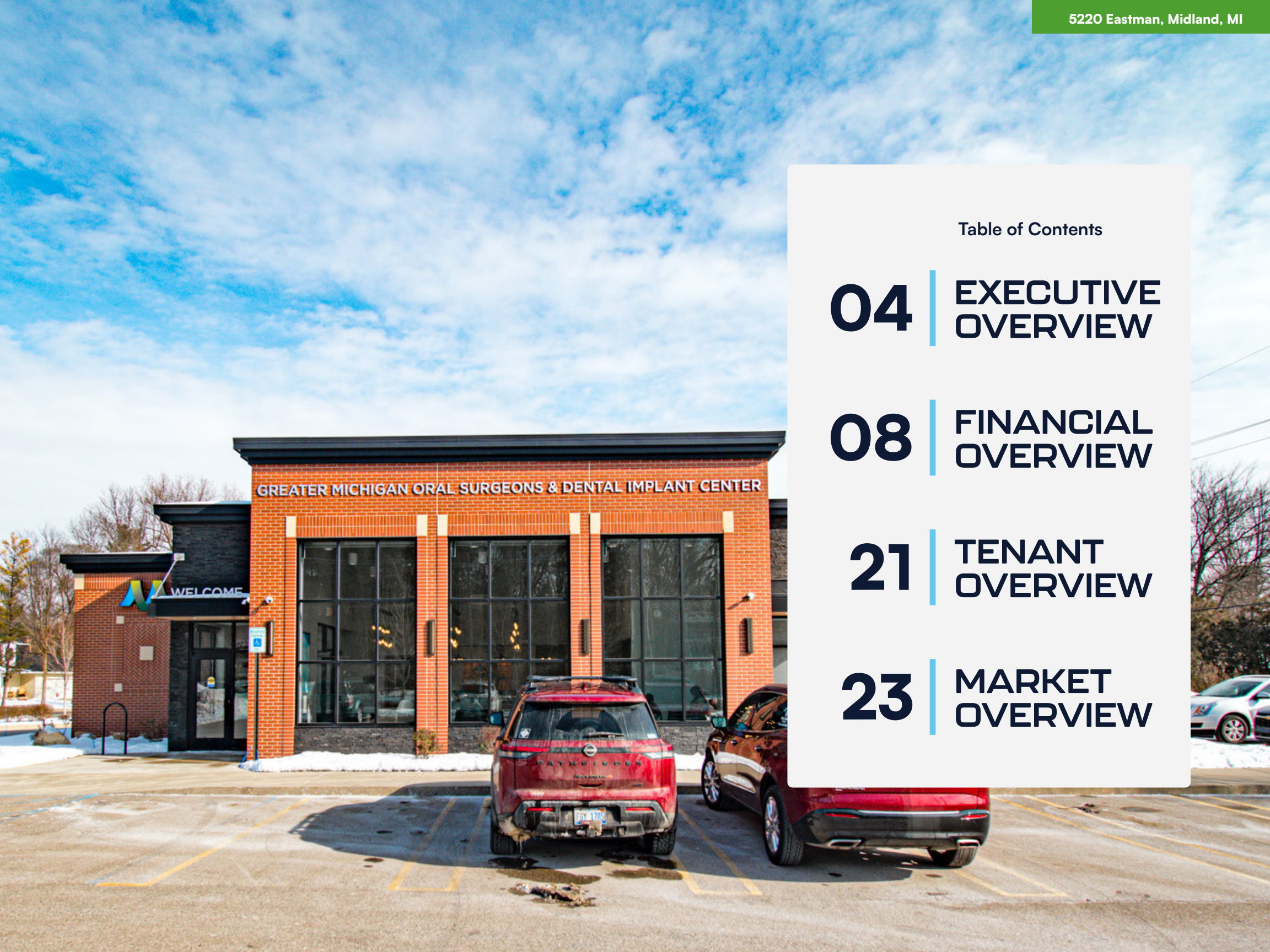


Table of Contents

**04** | EXECUTIVE OVERVIEW

**08** | FINANCIAL OVERVIEW

**21** | TENANT OVERVIEW

**23** | MARKET OVERVIEW

# EXECUTIVE OVERVIEW

**Greater Michigan Oral Surgeons  
& Dental Implant Center**

Michigan Portfolio

4161 Shrestha Dr, Bay City, MI



## Offering Summary

Matthews™ Healthcare Division is pleased to present a **single tenant oral surgery and dental implant center** in Saginaw, Michigan. The property is leased to Greater Michigan Oral Surgeons & Dental Implant Center on a 10-year NNN lease with 3 percent annual rental increases, providing **predictable cash flow with minimal landlord responsibilities**.

The tenant operates as part of a growing oral surgery MSO platform **backed by Chicago Pacific Founders**, a healthcare focused private equity firm with a strong track record in physician services. Chicago Pacific Founders provides **institutional sponsorship and operational support** to the practice, including centralized management, shared best practices, and access to capital to support continued investment in the location. This structure provides landlords exposure to a scaled healthcare platform while retaining the benefits of a single tenant, **long-term NNN lease**.

The combination of a long term NNN lease, contractual rent growth, a dominant commercial corridor location, and a strong regional healthcare presence positions the Saginaw property as a compelling long term investment within the oral surgery sector.

## The Opportunity

### Name

Greater Michigan Oral Surgeons &  
Dental Implant Center

### Property Addresses

4161 Shrestha Dr, Bay City, MI 48706  
5150 Cardinal Square Blvd, Saginaw, MI 48604  
306 N Gould St, Owosso, MI 48867  
5220 Eastman, Midland, MI 48640

### Portfolio GLA (SF)

±24,999

### Portfolio Land Area (AC)

±5.75

### Total Tenants

1

### Term Remaining

±9.8 Years

### Portfolio Price

\$12,651,428

### Portfolio Cap Rate

7.25%



# Investment Highlights

- **Long Term Net Lease:** This property is secured by a ten-year NNN lease, with extremely minimal landlord responsibilities. It's a great choice for investors looking for dependable income without the hassle of day-to-day management.
- **Three Percent Annual Rental Increases:** The lease features three percent (3%) annual rental escalators, giving investors a hedge against inflation and consistent, predictable rent growth.
- **8.02% Average Cap Rate Over the Base Lease Term:** The lease structure and 3 percent annual rent increases result in an average cap rate of approximately 8.02 percent over the base term of the lease, providing investors with an attractive blended yield and enhanced cash flow growth over time.
- **Proven Industry with E-Commerce Resistance:** Healthcare and dental operators are not subject to the same competitive pressures faced by traditional retail tenants. Oral surgery is a highly specialized, procedure-based service that cannot be replicated online and must be performed in a licensed clinical setting. More than twelve million oral surgery procedures are performed annually in the United States, including approximately five million wisdom tooth extractions each year. These essential services create durable demand and provide long-term stability that is largely insulated from e-commerce disruption.
- **Demographic and Procedure Driven Growth:** Oral surgery demand is being driven by long term demographic and healthcare trends, including an aging population, rising utilization of dental implants, and increased prevalence of oral disease. These factors support sustained procedure volumes and long term demand for oral surgery services independent of economic cycles.
- **Broad, Scaled Market with Long Term Demand:** The U.S. surgical dentistry market generates approximately \$15 billion in annual revenue, underscoring the depth and durability of the sector. More broadly, the global dental market is projected to grow from approximately \$44.7 billion in 2026 to over \$118 billion by 2034, reflecting the significant scale and continued expansion of the overall dental services market.
- **Limited Supply of Specialists:** Oral and maxillofacial surgery is a highly specialized field with a limited and tightly controlled training pipeline. The number of accredited residency programs and annual graduates remains relatively small compared to overall demand, particularly as procedure volumes increase due to aging demographics and growing implant utilization. This constrained supply of specialists supports strong utilization, durable pricing, and long term stability for well located oral surgery practices.
- **High Barrier to Entry Specialty Real Estate:** Oral surgery facilities require specialized buildouts, advanced imaging, and procedure rooms that are costly and difficult to replicate. Combined with a limited supply of qualified specialists, this creates meaningful barriers to entry and supports long term occupancy at the property level.



# Portfolio Summary



**4161 Shrestha Drive, Bay City, MI 48706**

**Price:** \$3,085,714

**Cap Rate:** 7.00%

**Lease Term:** ±9.80 Years

**Square Footage:** ±5,757

**Lease Type:** NNN



**5220 Eastman, Midland, MI 48640**

**Price:** \$3,257,143

**Cap Rate:** 7.00%

**Lease Term:** ±9.80 Years

**Square Footage:** ±6,207

**Lease Type:** NNN



**306 Gould St., Owosso, MI 48867**

**Price:** \$2,880,000

**Cap Rate:** 7.50%

**Lease Term:** ±9.80 Years

**Square Footage:** ± 5,420

**Lease Type:** NNN



**5150 Cardinal Square Blvd, Saginaw, MI 48604**

**Price:** \$3,428,571

**Cap Rate:** 7.00%

**Lease Term:** ±9.80 Years

**Square Footage:** ±7,616

**Lease Type:** NNN

# FINANCIAL OVERVIEW

## Greater Michigan Oral Surgeons & Dental Implant Center

Michigan Portfolio

5220 Eastman, Midland, MI



# Financial Summary: Saginaw, MI



## Investment Summary

List Price	\$3,428,571
NOI	\$240,000
Cap Rate	7.00%

## Property Overview

Property Name	Greater Michigan Oral Surgeons & Dental Implant Center
Address	5150 Cardinal Square Blvd., Saginaw, MI 48604
Property Size (SF)	±7,616
Lot Size (AC)	±1.37
Year Built	1984
Occupancy	100%
Property Type	Oral Surgery
Ownership Type	Fee Simple

## Lease Abstract

Tenant Name	Greater Michigan Oral Surgeons & Dental Implant Center
Ownership Type	Fee Simple
Lease Guarantor	GMOS MSO, LLC
SF Leased	±7,616
Occupancy	100%
Rent Commencement	11/30/2023
Lease Expiration	11/30/2035
Base Rent	\$240,000
Rental Increases	3% Annually
Renewal Options	Three, 5-Year Options
Expense Structure	NNN
Roof, Structure, Parking Lot	Landlord Responsible
Taxes	Tenant Responsible
Insurance	Tenant Responsible
Maintenance	Tenant Responsible
HVAC	Tenant Responsible

# Annualized Operating Data: Saginaw, MI



Lease Year	Annual Rent	Monthly Rent	Cap Rate
Current Year	\$240,000	\$20,000.00	7.00%
Year 2	\$247,200	\$20,600.00	7.21%
Year 3	\$254,616	\$21,218.00	7.43%
Year 4	\$262,254	\$21,854.54	7.65%
Year 5	\$270,122	\$22,510.18	7.88%
Year 6	\$278,226	\$23,185.48	8.11%
Year 7	\$286,573	\$23,881.05	8.36%
Year 8	\$295,170	\$24,597.48	8.61%
Year 9	\$304,025	\$25,335.40	8.87%
Year 10	\$313,146	\$26,095.46	9.13%
Average Cap Rate			8.02%

# Cost Segregation Analysis: Saginaw, MI

## Saginaw Depreciation Analysis Summary

### Straight Line

Rent	\$240,000
Purchase Price	\$3,428,571
Cap Rate	7.00%
Depreciable Basis for Improvements	80%
Depreciable Basis (\$)	\$2,742,857
Useful Life (Years)	39
Bonus Depreciation Rate	N/A
Federal Tax Rate	37%
Year 1 Depreciation	\$70,330
Potential Tax Savings	\$26,022

### Cost Segregation

Rent	\$240,000
Purchase Price	\$3,428,571
Cap Rate	7.00%
Depreciable Basis for Improvements	80%
Depreciable Basis (\$)	\$2,742,857
Useful Life (Years)	1
Bonus Depreciation Rate	35%
Federal Tax Rate	37%
Year 1 Depreciation	\$960,000
Potential Tax Savings	\$355,200

### Why this is Important for Investors?

Straight line depreciation allows investors to deduct the cost of a commercial property evenly over a 39 year period, creating a consistent annual tax shelter that reduces taxable income without affecting cash flow.

A cost segregation analysis enhances this benefit by identifying portions of the property such as mechanical systems, electrical, plumbing, and site improvements that can be depreciated over the short lives, typically 5 or 15 years.

By accelerating depreciation into the early years of ownership, cost segregation can materially increase near term tax deductions and tax savings, improving after tax cash flow and overall investment returns. For many investors, especially those with significant taxable income, cost segregation can meaningfully enhance the economics of an acquisition compared to straight line depreciation alone.



\*All information provided is only an estimate and investors should use a qualified CPA to verify if the estimated tax benefits are applicable to them specifically.

# Financial Summary: Owosso, MI



## Investment Summary

List Price	\$2,880,000
NOI	\$216,000
Cap Rate	7.50%

## Property Overview

Property Name	Greater Michigan Oral Surgeons & Dental Implant Center
Address	306 N Gould St, Owosso, MI 48867
Property Size (SF)	±5,419
Lot Size (AC)	±0.92
Year Built	2006
Occupancy	100%
Property Type	Oral Surgery
Ownership Type	Fee Simple

## Lease Abstract

Tenant Name	Greater Michigan Oral Surgeons & Dental Implant Center
Ownership Type	Fee Simple
Lease Guarantor	GMOS MSO, LLC
SF Leased	±5,419
Occupancy	100%
Rent Commencement	11/30/2023
Lease Expiration	11/30/2035
Base Rent	\$216,000
Rental Increases	3% Annually
Renewal Options	Three, 5-Year Options
Expense Structure	NNN
Roof, Structure, Parking Lot	Landlord Responsible
Taxes	Tenant Responsible
Insurance	Tenant Responsible
Maintenance	Tenant Responsible
HVAC	Tenant Responsible

# Annualized Operating Data: Owosso, MI



Lease Year	Annual Rent	Monthly Rent	Cap Rate
Current Year	\$216,000	\$18,000.00	7.50%
Year 2	\$222,480	\$18,540.00	7.73%
Year 3	\$229,154	\$19,096.20	7.96%
Year 4	\$236,029	\$19,669.09	8.20%
Year 5	\$243,110	\$20,259.16	8.44%
Year 6	\$250,403	\$20,866.93	8.69%
Year 7	\$257,915	\$21,492.94	8.96%
Year 8	\$265,653	\$22,137.73	9.22%
Year 9	\$273,622	\$22,801.86	9.50%
Year 10	\$281,831	\$23,485.92	9.79%
Average Cap Rate			8.47%

# Cost Segregation Analysis: Owosso, MI

## Owosso Depreciation Analysis Summary

### Straight Line

Rent	\$216,000
Purchase Price	\$2,880,000
Cap Rate	7.50%
Depreciable Basis for Improvements	80%
Depreciable Basis (\$)	\$2,304,000
Useful Life (Years)	39
Bonus Depreciation Rate	N/A
Federal Tax Rate	37%
Year 1 Depreciation	\$59,077
Potential Tax Savings	\$21,858

### Cost Segregation

Rent	\$216,000
Purchase Price	\$2,880,000
Cap Rate	7.50%
Depreciable Basis for Improvements	80%
Depreciable Basis (\$)	\$2,304,000
Useful Life (Years)	1
Bonus Depreciation Rate	35%
Federal Tax Rate	37%
Year 1 Depreciation	\$806,400
Potential Tax Savings	\$298,368

### Why this is Important for Investors?

Straight line depreciation allows investors to deduct the cost of a commercial property evenly over a 39 year period, creating a consistent annual tax shelter that reduces taxable income without affecting cash flow.

A cost segregation analysis enhances this benefit by identifying portions of the property such as mechanical systems, electrical, plumbing, and site improvements that can be depreciated over the short lives, typically 5 or 15 years.

By accelerating depreciation into the early years of ownership, cost segregation can materially increase near term tax deductions and tax savings, improving after tax cash flow and overall investment returns. For many investors, especially those with significant taxable income, cost segregation can meaningfully enhance the economics of an acquisition compared to straight line depreciation alone.



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# Financial Summary: Midland, MI



## Investment Summary

List Price	\$3,257,143
NOI	\$228,000
Cap Rate	7.00%

## Property Overview

Property Name	Greater Michigan Oral Surgeons & Dental Implant Center
Address	5220 Eastman Ave, Midland, MI 48640
Property Size (SF)	±6,207
Lot Size (AC)	±1.37
Year Built	2022
Occupancy	100%
Property Type	Oral Surgery
Ownership Type	Fee Simple

## Lease Abstract

Tenant Name	Greater Michigan Oral Surgeons & Dental Implant Center
Ownership Type	Fee Simple
Lease Guarantor	GMOS MSO, LLC
SF Leased	±6,207
Occupancy	100%
Rent Commencement	11/30/2023
Lease Expiration	11/30/2035
Base Rent	\$228,000
Rental Increases	3% Annually
Renewal Options	Three, 5-Year Options
Expense Structure	NNN
Roof, Structure, Parking Lot	Landlord Responsible
Taxes	Tenant Responsible
Insurance	Tenant Responsible
Maintenance	Tenant Responsible
HVAC	Tenant Responsible

# Annualized Operating Data: Midland, MI



Lease Year	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
Current Year	\$228,000	\$19,000.00	\$36.73	7.00%
Year 2	\$234,840	\$19,570.00	\$37.83	7.21%
Year 3	\$241,885	\$20,157.10	\$38.97	7.43%
Year 4	\$249,142	\$20,761.81	\$40.14	7.65%
Year 5	\$256,616	\$21,384.67	\$41.34	7.88%
Year 6	\$264,314	\$22,026.21	\$42.58	8.11%
Year 7	\$272,244	\$22,686.99	\$43.86	8.36%
Year 8	\$280,411	\$23,367.60	\$45.18	8.61%
Year 9	\$288,824	\$24,068.63	\$46.53	8.87%
Year 10	\$297,488	\$24,790.69	\$47.93	9.13%
Average Cap Rate			8.02%	

# Cost Segregation Analysis: Midland, MI

## Midland Depreciation Analysis Summary

### Straight Line

Rent	\$228,000
Purchase Price	\$3,257,143
Cap Rate	7.00%
Depreciable Basis for Improvements	80%
Depreciable Basis (\$)	\$2,605,714
Useful Life (Years)	39
Bonus Depreciation Rate	N/A
Federal Tax Rate	37%
Year 1 Depreciation	\$66,813
Potential Tax Savings	\$24,721

### Cost Segregation

Rent	\$228,000
Purchase Price	\$3,257,143
Cap Rate	7.00%
Depreciable Basis for Improvements	80%
Depreciable Basis (\$)	\$2,605,714
Useful Life (Years)	1
Bonus Depreciation Rate	35%
Federal Tax Rate	37%
Year 1 Depreciation	\$912,000
Potential Tax Savings	\$337,440

### Why this is Important for Investors?

Straight line depreciation allows investors to deduct the cost of a commercial property evenly over a 39 year period, creating a consistent annual tax shelter that reduces taxable income without affecting cash flow.

A cost segregation analysis enhances this benefit by identifying portions of the property such as mechanical systems, electrical, plumbing, and site improvements that can be depreciated over the short lives, typically 5 or 15 years.

By accelerating depreciation into the early years of ownership, cost segregation can materially increase near term tax deductions and tax savings, improving after tax cash flow and overall investment returns. For many investors, especially those with significant taxable income, cost segregation can meaningfully enhance the economics of an acquisition compared to straight line depreciation alone.



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# Financial Summary: Bay City, MI



## Investment Summary

List Price	\$3,085,714
NOI	\$216,000
Cap Rate	7.00%

## Property Overview

Property Name	Greater Michigan Oral Surgeons & Dental Implant Center
Address	4161 Shrestha Dr, Bay City, MI 48706
Property Size (SF)	±5,757
Lot Size (AC)	±2.09
Year Built	2019
Occupancy	100%
Property Type	Oral Surgery
Ownership Type	Fee Simple

## Lease Abstract

Tenant Name	Greater Michigan Oral Surgeons & Dental Implant Center
Ownership Type	Fee Simple
Lease Guarantor	GMOS MSO, LLC
SF Leased	±5,757
Occupancy	100%
Rent Commencement	11/30/2023
Lease Expiration	11/30/2035
Base Rent	\$216,000
Rental Increases	3% Annually
Renewal Options	Three, 5-Year Options
Expense Structure	NNN
Roof, Structure, Parking Lot	Landlord Responsible
Taxes	Tenant Responsible
Insurance	Tenant Responsible
Maintenance	Tenant Responsible
HVAC	Tenant Responsible

# Annualized Operating Data: Bay City, MI



Lease Year	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
Current Year	\$216,000	\$18,000.00	7.00%	7.00%
Year 2	\$222,480	\$18,540.00	7.21%	7.21%
Year 3	\$229,154	\$19,096.20	7.43%	7.43%
Year 4	\$236,029	\$19,669.09	7.65%	7.65%
Year 5	\$243,110	\$20,259.16	7.88%	7.88%
Year 6	\$250,403	\$20,866.93	8.11%	8.11%
Year 7	\$257,915	\$21,492.94	8.36%	8.36%
Year 8	\$265,653	\$22,137.73	8.61%	8.61%
Year 9	\$273,622	\$22,801.86	8.87%	8.87%
Year 10	\$281,831	\$23,485.92	9.13%	9.13%
Average Cap Rate			8.02%	

# Cost Segregation Analysis: Bay City, MI

## Bay City Depreciation Analysis Summary

### Straight Line

Rent	\$216,000
Purchase Price	\$3,085,714
Cap Rate	7.00%
Depreciable Basis for Improvements	80%
Depreciable Basis (\$)	\$2,468,571
Useful Life (Years)	39
Bonus Depreciation Rate	N/A
Federal Tax Rate	37%
Year 1 Depreciation	\$63,297
Potential Tax Savings	\$23,420

### Cost Segregation

Rent	\$228,000
Purchase Price	\$3,085,714
Cap Rate	7.00%
Depreciable Basis for Improvements	80%
Depreciable Basis (\$)	\$2,468,571
Useful Life (Years)	1
Bonus Depreciation Rate	35%
Federal Tax Rate	37%
Year 1 Depreciation	\$648,660
Potential Tax Savings	\$240,004

### Why this is Important for Investors?

Straight line depreciation allows investors to deduct the cost of a commercial property evenly over a 39 year period, creating a consistent annual tax shelter that reduces taxable income without affecting cash flow.

A cost segregation analysis enhances this benefit by identifying portions of the property such as mechanical systems, electrical, plumbing, and site improvements that can be depreciated over the short lives, typically 5 or 15 years.

By accelerating depreciation into the early years of ownership, cost segregation can materially increase near term tax deductions and tax savings, improving after tax cash flow and overall investment returns. For many investors, especially those with significant taxable income, cost segregation can meaningfully enhance the economics of an acquisition compared to straight line depreciation alone.



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**Headquarters**  
**FLINT, MI**

**Ownership Status**  
**PRIVATE**

**Locations**  
**6+**

**Employees**  
**50-75**

## Tenant Overview

Greater Michigan Oral Surgeons & Dental Implant Center is a regional oral and maxillofacial surgery practice serving patients throughout Michigan with a focus on advanced surgical and implant-based solutions. The practice provides a comprehensive suite of services, including dental implants, full-arch restorations such as the All-on-4® treatment concept, wisdom tooth extractions, and corrective jaw procedures. With multiple locations across the state, the organization has established a strong local presence supported by modern, purpose-built facilities and an emphasis on patient comfort, safety, and clinical precision.

The practice is led by experienced, board-certified oral surgeons and supported by a highly trained clinical and administrative team, enabling efficient operations and consistent standards of care across its footprint. Greater Michigan Oral Surgeons & Dental Implant Center benefits from stable demand drivers, including demographic trends favoring implant dentistry and medically necessary oral surgery services.



**Headquarters**  
**CHICAGO, IL**

**Ownership Status**  
**PRIVATE**

**Current Portfolio Companies**  
**27**

**Assets Under Management**  
**\$5.1B**

## Tenant Overview

Chicago Pacific Founders (CPF) is a U.S.—based private equity and investment management firm specializing in the healthcare sector and healthcare-related real estate investment. The firm is recognized for its founder-focused, thesis-driven strategy, deploying capital and operational expertise to grow companies at the forefront of care delivery, medical specialties, technology-enabled services, and real estate tied to healthcare outcomes. CPF partners with experienced operators and leadership teams to build differentiated platforms that improve access, quality, and efficiency in care delivery across the continuum of services.

Founded in 2014 and headquartered in Chicago, Illinois, with an additional office in San Francisco, California, Chicago Pacific Founders maintains an active investment presence in middle-market healthcare services and technology. The firm invests across a range of care modalities — from dermatology and outpatient specialty services to complex home-based care — with a focus on value creation and operational excellence. CPF takes a hands-on approach with portfolio companies, leveraging strategic insights, industry relationships, and AI-supported analytics to drive growth and enhance outcomes for stakeholders.



Source: <https://cpfunders.com/who-we-are/>

# MARKET OVERVIEW

## Greater Michigan Oral Surgeons & Dental Implant Center

Michigan Portfolio

306 N Gould St, Owosso, MI



# SAGINAW, MI

43,001

Total Population

17,736

# of Households

35.5

Median Age

\$10.8B

Gross Domestic Product



## Local Market Overview

Saginaw, Michigan is a historic Great Lakes city positioned along the Saginaw River, offering direct access to regional transportation corridors and a legacy rooted in manufacturing, logistics, and trade. The city has long served as a commercial hub for central Michigan, benefiting from proximity to Interstate 75 and efficient connectivity to Detroit, Flint, and the broader Midwest. Its downtown core has seen steady reinvestment focused on riverfront activation, mixed-use development, and institutional anchors, creating renewed momentum for business and community-oriented growth. The area's industrial heritage continues to support a diverse economic base, particularly in advanced manufacturing, healthcare, and distribution.

Beyond its economic foundations, Saginaw provides a balanced environment that blends urban infrastructure with natural and cultural amenities. The Saginaw River and nearby bay contribute to recreational appeal and regional tourism, while established neighborhoods, parks, and cultural institutions reinforce long-term livability.

## Demographics

<b>POPULATION</b>	<b>3-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
2025 Population	27,262	79,703	190,773
Median Age	38.8	39.2	40.8
<b>HOUSEHOLDS</b>	<b>3-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
2025 Households	11,490	33,374	80,423
Total Specified Consumer Spending	\$300.1M	\$842.5M	\$2B
<b>INCOME</b>	<b>3-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
Avg Household Income	\$67,342	\$65,760	\$64,949
Median Household Income	\$49,922	\$47,540	\$47,971

# Local Economy Driving Stability Through Healthcare

## Economic Drivers

Saginaw supports a diversified regional economy anchored by advanced manufacturing, logistics, education, and public-sector employment. Its central location within Michigan provides efficient access to major population centers, interstate corridors, and Great Lakes trade routes, reinforcing its role as a regional employment hub. Legacy manufacturing has evolved alongside newer industrial and service-oriented uses, while steady population retention and a moderate cost of living continue to support workforce availability. Public institutions and higher education contribute stability, creating an economic base that is less exposed to single-industry volatility.

The dental industry represents a stable and growing component of Saginaw's healthcare economy, supported by consistent population-based demand and the city's role as a regional medical hub. General dentistry, specialty practices, and oral surgery providers serve both local residents and patients from surrounding Mid-Michigan communities, reinforcing steady patient volumes. Dental offices benefit from favorable operating costs, access to trained healthcare professionals, and proximity to larger hospital systems and medical campuses that support referral networks. Ongoing demand for preventive care, restorative procedures, and specialized services continues to position the dental sector as a resilient contributor to Saginaw's broader healthcare and professional services landscape.

## Primary Industries

- Healthcare and Medical Services
- Advanced Manufacturing and Automotive Supply Chain
- Logistics, Warehousing, and Distribution
- Education and Public Administration
- Agribusiness and Food Processing
- Retail and Consumer Services

## Major Employers



**\$10.8B+**

Regional Gross Domestic Product





**Walmart** Supercenter   sam's club

**THE HOME DEPOT**  **ALDI** 

**at home**  
The Home Décor Superstore

**TARGET**  **Staples**  **Bass Pro Shops** 

**meijer**

**GREATER MICHIGAN ORAL SURGEONS & DENTAL IMPLANT CENTER**

**Covenant Healthcare Mackinaw**  
±643 Beds

**LOWE'S HOBBY LOBBY**

**Subject Property**

Tittabawassee Rd ± 27,600 VPD

**DICK'S SPORTING GOODS** **TJ-maxx**  
**HomeGoods**  
**BARNES & NOBLE**  
**PET SMART** **Michaels**  
**OLD NAVY** **DSW** Bath & Body Works  
**ULTA BEAUTY** **maurices** **five BELOW**

**Fashion Square Mall**  
**JCPenney** **macy's SHOE DEPT.**  
**VICTORIA'S SECRET ENCORE**

**pepper's**  
**golden corral**

**HEALTHWAY COMPounding PHARMACY** 40 Years  **Harmony Health Care Management** The New Standard of Care  **Caring PEDIATRIC PARTNERS**  **MICHIGAN MEDICINE UNIVERSITY OF MICHIGAN EMERGENCY DEPARTMENT** 

**mi health clinic**  **FRESENIUS KIDNEY CARE**  **AHHC AMERICANS HOME HEALTH & HOSPICE CARE** 

**Valley Lutheran High**  
±277 Students

**RevitalizeMe**  
HYPERBARIC OXYGEN THERAPY

**CUBESMART self storage**

**Carrollton Middle School**  
±418 Students

Bay Rd ± 23,400 VPD

Fashion Square Mall ± 10,400 VPD

Google Earth

# OWOSSO, MI

14,658

Total Population

6,200

# of Households

38.0

Median Age

\$2.3B

Gross Domestic Product



## Local Market Overview

Owosso, Michigan is a city rich in history and character, located in the heart of Shiawassee County. The community blends a classic Midwestern charm with modern amenities, offering residents and visitors a welcoming environment that balances quiet residential streets with a lively downtown core. Local businesses, shops, and dining options reflect the city's commitment to supporting a close-knit, community-focused economy, while nearby natural areas provide opportunities for outdoor recreation along the Shiawassee River and surrounding green spaces.

Owosso also benefits from strong regional connectivity, sitting along key transportation routes that make travel to nearby cities like Lansing and Flint straightforward. This accessibility, combined with the city's cultural offerings, including seasonal festivals, local arts programs, and community events, creates an environment that is both engaging and approachable.

## Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	24,205	28,117	41,430
Median Age	41.0	41.9	43.4
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Households	10,319	11,961	17,289
Total Specified Consumer Spending	\$255.8M	\$300.5M	\$468.7M
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$58,237	\$58,470	\$64,227
Median Household Income	\$45,299	\$45,406	\$49,611

# Trusted Regional Healthcare: Local Expertise in Owosso

## Economic Drivers

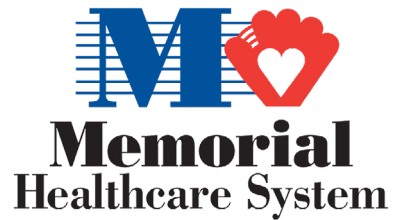
Owosso's economy blends traditional industrial activity with growing service and healthcare sectors. Manufacturing remains a core pillar of local employment, reflecting the city's historical roots in industrial production and specialized manufacturing activities. Recently, Manufacturing, Health Care & Social Assistance, and Retail Trade have been the largest employment sectors in the city, collectively accounting for a significant share of jobs among residents. This diverse mix supports both blue-collar and white-collar workforces and contributes to local economic stability.

The healthcare sector, anchored by major medical service providers, plays a vital role in the Owosso economy, delivering essential services while also acting as a key employer. Retail trade supports the city's commercial corridors and provides broad opportunities across sales, administration, and customer service occupations. Small business and entrepreneurial activity in professional services and hospitality further expands the local economic base. Ongoing investments by state and local partners into workforce training and business infrastructure continue to support growth, particularly within manufacturing and ancillary sectors.

## Primary Industries

- Healthcare & Social Assistance
- Manufacturing
- Retail Trade
- Accommodation & Food Services
- Administrative & Support Services

## Major Employers



# \$2.3B+

Regional Gross Domestic Product





**+** Memorial Healthcare  
±165 Beds  
±1.5 Miles Away

Smile Keepers  
Cosmetic Dentist

Mc Laren Flint  
Cancer Institute

**M** My Michigan Health  
UNIVERSITY OF MICHIGAN HEALTH  
CardioVascular Institute

Memorial  
Healthcare

Subject  
Property

Kroger PET SUPPLIES PLUS  
TSC TRACTOR SUPPLY CO  
Dunham's SPORTS  
BURGER KING  
McALISTER'S DELI  
SUBWAY

Walmart Supercenter  
HARBOR FREIGHT  
Arby's

owosso  
ORTHODONTICS

adiska  
FAMILY DENTAL

Wolf Family Dentistry  
222 N. Park St Owosso, MI 48867

W

owosso  
DENTAL CENTER

E Main St ± 23,700 VPD

Wendy's  
McDonald's  
Tim Hortons  
Domino's

Downtown Owosso  
±1.1 Miles Away

T Mobile  
QDOBA  
MEXICAN EATS

KFC  
FRANKY JOHN'S  
COUNTRY SANDWICHES

PINECREST  
ANIMAL HOSPITAL

Shiawassee St ± 14,000 VPD

VILLAGE CARE  
PHARMACY

Google Earth

# MIDLAND, MI

41,800

Total Population

17,500

# of Households

39.5

Median Age

\$10.8B

Gross Domestic Product



## Local Market Overview

Midland is a well-established Central Michigan community recognized for its stable economic foundation and strong institutional presence. Strategically positioned along US-10 and within comfortable driving distance of larger employment hubs such as Saginaw and Bay City, the city benefits from regional connectivity while maintaining a distinct identity anchored by advanced manufacturing and corporate leadership. The presence of major research and corporate operations has cultivated a highly skilled workforce, fostering consistent demand for housing, retail, and service-based businesses.

Beyond its corporate presence, Midland offers a strong lifestyle component supported by cultural institutions, riverfront amenities, and recreational infrastructure. The city is home to Dow, which has shaped both the physical landscape and philanthropic investment throughout the community. Assets such as the Dow Gardens, the Midland Center for the Arts, and an expansive regional trail system enhance livability and attract long-term residents.

## Demographics

<b>POPULATION</b>	<b>3-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
2025 Population	38,449	52,091	81,939
Median Age	41.5	41.6	42.9
<b>HOUSEHOLDS</b>	<b>3-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
2025 Households	16,290	21,663	33,465
Total Specified Consumer Spending	\$515.5M	\$688.6M	\$1.1B
<b>INCOME</b>	<b>3-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
Avg Household Income	\$102,126	\$100,290	\$97,860
Median Household Income	\$70,692	\$69,590	\$71,029

# Regional Healthcare Strengthens Workforce Stability

## Economic Drivers

Midland's economy is anchored by advanced manufacturing, chemical production, and corporate research operations that generate both high wages and long-term employment stability. The global headquarters of Dow serves as the primary economic engine, supporting thousands of direct and indirect jobs across engineering, materials science, logistics, and professional services. This concentration of research and development activity has cultivated a technically skilled workforce and attracted complementary firms in specialty manufacturing, environmental services, and industrial supply. Midland's strategic position along US-10 also provides efficient access to regional markets including Saginaw and Bay City, reinforcing its role as a key employment hub within Central Michigan.

Beyond advanced manufacturing, healthcare and education play an increasingly influential role in economic diversification and community stability. Major providers such as MyMichigan Health support a broad employment base spanning clinical services, administration, and specialty care, while regional educational institutions contribute workforce development and professional training. Retail, financial services, and small business enterprises further support the local economy by serving a well-compensated population base. Together, these sectors create a balanced economic structure that combines global corporate leadership with essential community-serving industries.

## Primary Industries

- Advanced Chemical Manufacturing
- Materials Science & Research and Development
- Healthcare & Medical Services
- Education & Workforce Training
- Professional & Technical Services
- Advanced Manufacturing & Industrial Supply

## Major Employers



# \$10.8B+

## Regional Gross Domestic Product



✈️ Jack Barstow Airport  
±2 Miles Away

**FIREHOUSE SUBS**  
FOUNDED BY FIREMEN

**Applebee's**  
BRILL + BAR

**Olive Garden**  
ITALIAN KITCHEN

**Panera BREAD**

**Starbucks**

**LOWE'S**

**ALDI**

**THE HOME DEPOT**

**meijer**

**Walmart Supercenter**

**target**

**HOBBY LOBBY**

**planet fitness**

**BARNES & NOBLE**

**Michael's**

**Marshall's**

**five BELOW**

**ULTA BEAUTY**

**KOHL'S**

Mid Michigan  
Obstetrics & Gynecology

**SCOTT**  
FAMILY DENTAL

10 ±24,800 VPD

**Pro-Health**  
URGENT CARE

**NASH DERMATOLOGY**

**TRUE MOTION**  
CHIROPRACTIC GROUP

**ADVANTAGE**  
ORTHODONTICS  
Smiles by Dr. Ford

**MIDLAND ORAL & MAXILLOFACIAL SURGERY**

**Mead Family Dental**

**GREAT LAKES BAY**  
ORTHODONTICS

**Subject Property**

**MCLAREN DENTAL ASSOCIATES**

**FAMILY FARE.**  
In Your Neighborhood

**TACO BELL**

**McDonald's**

**goodwill**

**SUBWAY**

**crumbl cookies**

**CHEVROLET**

**Pizza Hut**

**PAPA JOHN'S**

**Lavender**  
DENTAL GROUP

N Saginaw Rd ±17,900 VPD

**MyMichigan Medical Center Midland**  
±328 Beds

**ALLIED HEARING**  
Always Hear for You

**Walmart**

**KFC**

**Davita**

Eastman Ave ±25,600 VPD



# BAY CITY, MI

32,086

Total Population

14,417

# of Households

39.7

Median Age

\$3.6B

Gross Domestic Product



## Local Market Overview

Bay City, MI, sits along the western bank of the Saginaw River near the head of Saginaw Bay, offering a unique blend of small-town charm and waterfront appeal. The city benefits from its strategic location within Michigan's Great Lakes region, providing convenient access to major highways, nearby industrial hubs, and the broader Midwest. With a mix of historic neighborhoods and newer developments, Bay City has cultivated a community atmosphere that balances heritage architecture with recreational and cultural amenities.

Historically a center for shipping, manufacturing, and lumber, Bay City has evolved into a more diversified local economy, emphasizing light industry, services, and tourism. The city's downtown area reflects this evolution, featuring renovated historic buildings, boutique shops, and dining options that contribute to a walkable, approachable urban core. Seasonal festivals, farmers' markets, and community events highlight the area's civic engagement and cultural vibrancy.

## Demographics

<b>POPULATION</b>	<b>3-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
2025 Population	43,730	69,178	92,528
Median Age	42.6	43.5	43.1
<b>HOUSEHOLDS</b>	<b>3-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
2025 Households	19,267	30,491	39,864
Total Specified Consumer Spending	\$496.7M	\$799.3M	\$1.1B
<b>INCOME</b>	<b>3-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
Avg Household Income	\$64,910	\$66,460	\$70,099
Median Household Income	\$49,646	\$51,558	\$54,875

# Regional Healthcare Strengthens Workforce Stability

## Economic Drivers

Bay City, MI, benefits from a diverse economic base anchored by healthcare, manufacturing, and logistics. The city's location along the Saginaw River and proximity to major highways supports robust trade and distribution networks, while regional healthcare providers act as major employment anchors. Key institutions, including hospitals, specialty clinics, and research facilities, drive both employment and innovation, contributing significantly to the local economy. Manufacturing and light industrial firms continue to supplement the employment base, with a growing presence of service-oriented businesses and small professional firms enhancing economic resilience. Infrastructure projects and riverfront revitalization efforts further position Bay City as an accessible, well-connected hub for both residents and businesses.

Anchor employers in healthcare, manufacturing, and services are complemented by ongoing development projects aimed at expanding industrial parks and improving transportation links. The city's economic landscape is strengthened by regional initiatives that support workforce development and business growth. Major industries include healthcare services, manufacturing, professional services, and logistics, while top employers range from regional hospitals to mid-sized manufacturing companies. Infrastructure highlights include highway expansions, port upgrades, and riverfront redevelopment.

## Primary Industries

- Healthcare & Medical Services
- Manufacturing & Light Industrial
- Professional Services & Finance
- Logistics & Distribution
- Retail & Hospitality

## Major Employers



**\$3.6B+**

Regional Gross Domestic Product





**COVENANT**  
HealthCare  
Urgent Care

**Bangor**  
VETERINARY  
CLINIC

**AspenDental**

**THE HOME DEPOT**  
**CHIPOTE**  
MEXICAN GRILL  
**Walmart**  
Supercenter

**PET SMART**  
**Marshalls**  
**OLIE'S OUTLET**  
Bargain  
GOOD STUFF CHEAP  
**HOBBY LOBBY**  
**planet fitness**

**My Michigan Health**  
UNIVERSITY OF MICHIGAN HEALTH

**Legacy**  
Foot & Ankle

Wilder Rd ±31,000 VPD

**ALDI**  
**Staples**  
**DOLLAR TREE**  
**Chick-fil-A**  
**Tim Hortons**  
**tropical CAFE**  
**Applebee's**  
SMOOTHIE GRILL + BAR

**Great Lakes**  
Pain Center

**Bay Area**  
**Hearing**

**BURGER KING**

**McLaren**  
HEALTH CARE

**CopusOrthodontics**

**MENARDS**  
**meijer**  
**Cracker Barrel**  
**TSC TRACTOR SUPPLY CO**  
**Cutler's**

**Subject Property**

**Kroger**

**My Michigan Health**  
UNIVERSITY OF MICHIGAN HEALTH  
**Park Bay Clinic**

**Wendy's**  
**Arby's**  
**Moe's**  
**McDonald's**  
**KFC**  
**Jensen's Subs**

**Saginaw Bay**  
Dermatology

**7 ELEVEN**  
**SUNOCO**

N Euclid Ave ±23,800 VPD

Google Earth

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Bay City, MI | Saginaw, MI | Owosso, MI | Midland, MI

Exclusively Listed By



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VP & Associate Director

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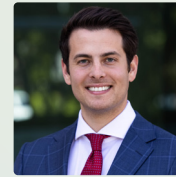


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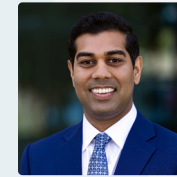


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