



Oak Dental Partners

2820 Veterans Memorial Dr, Adamsville, AL 35005

**Value-Add
Dental/Medical Office**

Offering Memorandum

\$516,579 | 50% Occupied Value-Add Deal | 7.25% Going In Cap Rate | \$129/SF



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PROPERTY OVERVIEW

Oak Dental

2820 Veterans Memorial Dr,
Adamsville, AL 35005




INVESTMENT HIGHLIGHTS

Property, Lease, and Tenant Highlights

- **NNN Lease** — Healthcare properties are sought after for their resistance to e-commerce and recessions but often come with responsibilities for roof, structure, parking, and HVAC. The tenant takes care of all taxes, maintenance, and insurance, including repair and replacement of these items.
- **Bite Size Value Add Dental Office**—The property is currently only 50% occupied by an orthodontic practice, making it a perfect location for a general dentist or specialty group.
- **Oak Dental Partners** — Oak Dental Partners is a network of approximately 70 dental offices across the Southeast. The group has consistently added new locations every year since their founding in 2015. They expand by acquiring practices that are already established and successful within the communities they serve.
- **\$187 Billion Industry** — Dentistry is one of the largest industries in healthcare and grows by an average of 5.3% annually.
- **Specialized Use & Tenant Investment in Location** — It is costly for dental and orthodontic practices to relocate due to having one of the highest build-out costs across all medical specialties. Practices tend to stay put due to the difficulty in retaining the same patients after moving. Interior dental office build-out alone can frequently pass over the \$150-200/SF range.
- **Walmart Adjacent; High Traffic Counts** — The property sits across the street from a Walmart Supercenter and sees 30,000 cars per day in front of the office.





 **Minor Middle School**
±687 Students



Veterans Memorial Way ±30,000 VPD

Subject Property




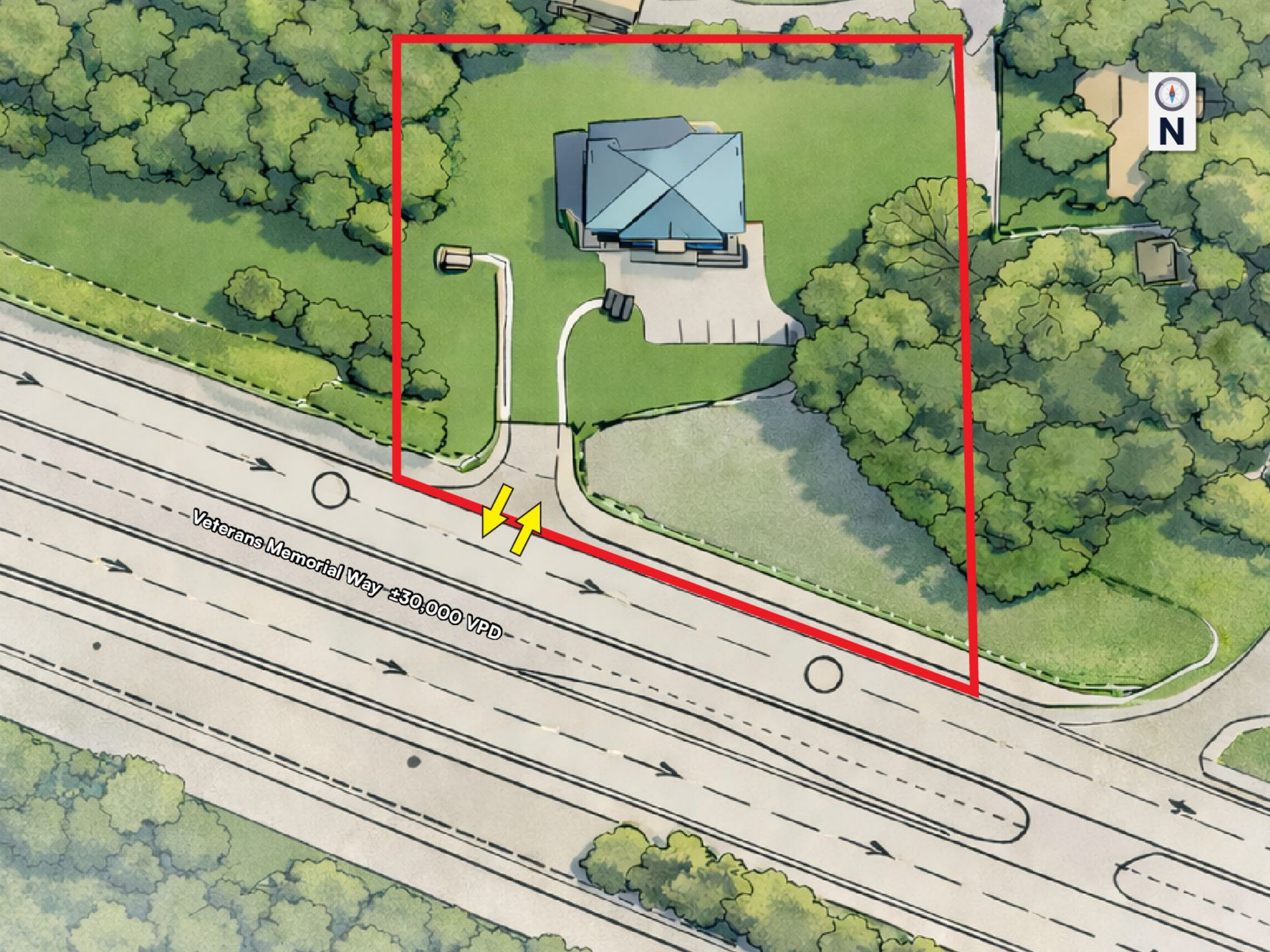
Minor Pkwy ±10,900 VPD



 **U.W. Clemon Elementary School**
±612 Students



 **Minor High School**
±1,011 Students



Veterans Memorial Way ~30,000 VPD



2820 Veterans Memorial Dr
Adamsville, AL 35005

\$516,579

List Price

50% Occupied

Dental/Medical Office

2% Annual

Annual Rent Increases

NNN

Lease Type

±2 Years (Oak Dental)

Lease Term Remaining



FINANCIAL OVERVIEW

Oak Dental

2820 Veterans Memorial Dr,
Adamsville, AL 35005



FINANCIAL SUMMARY

\$516,579

List Price

7.25%

Cap Rate

\$129.14

Price Per SF

\$37,452

Current Rent

Lease Abstract

Tenant Trade Name	Oak Dental Partners
Type of Ownership	Fee Simple
Lease Type	NNN
Lease Commencement Date	7/10/23
Lease Expiration Date	6/30/28
Term Remaining on Lease	±2 Years
Increases	2% Annual
Options	One, 5-Year Option
Tenant Responsible	Taxes, Maintenance, Insurance
Landlord Responsible	The only item landlord is responsible for is reconstruction of the property (using insurance proceeds) if the property is destroyed

RENT ROLL

Tenant	Lease Term Remaining	Lease Expiration	SF	% of GLA	Annual Rent	Monthly Rent	Options Remaining	Lease Structure
Oak Dental Partners	±2 Years	Feb-2036	±2,000	50.00%	\$37,452	\$3,121	2.0% Annual	One, 5-Year Option
(vacant)	-	-	±2,000	50.00%	-	-	-	-
Total			±4,000	100%	\$37,452	\$3,121		



TENANT OVERVIEW



Oak Dental Partners

Tenant Overview

Oak Dental Partners is a growing dental support organization (DSO) that partners with established pediatric, orthodontic, and specialty dental practices to provide operational, administrative, and growth support while allowing affiliated dentists to maintain clinical autonomy. Through a partnership-focused model, the company helps practices expand services, improve operational efficiency, and enhance patient access to comprehensive dental care. Oak Dental Partners has developed a reputation for collaborative practice partnerships and steady expansion within the dental services sector.

Year Founded
2015

Headquarters
Alpharetta, GA

Employees	Locations
400+	±70

MARKET OVERVIEW

Oak Dental

2820 Veterans Memorial Dr,
Adamsville, AL 35005

Birmingham, AL MSA



ADAMSVILLE, AL

Market Demographics

4,300

Total Population

\$46,000

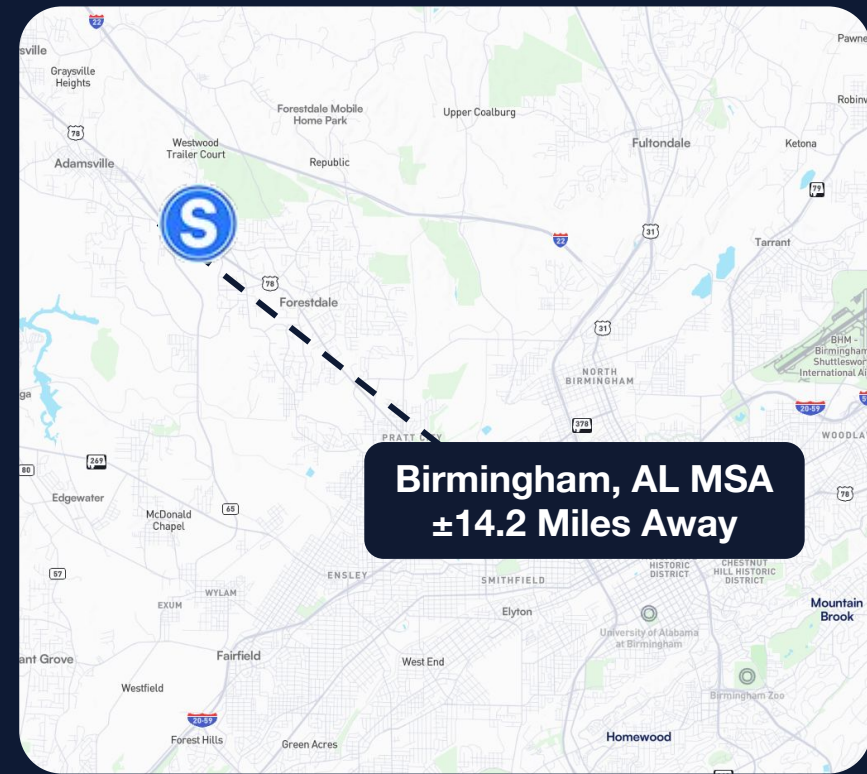
Median HH Income

1,700

of Households

41

Median Age



Local Market Overview

Adamsville is a suburban community located within the Birmingham metropolitan area, offering residents a balance of small-town living with access to a major regional economic center. The area benefits from steady population stability and affordability, with household incomes aligning with broader Jefferson County averages. Residents are drawn to Adamsville for its lower cost of living, accessibility to employment hubs, and proximity to key transportation corridors that connect to downtown Birmingham and surrounding industrial nodes. The community's residential character supports consistent demand for neighborhood-serving retail and service-oriented businesses.

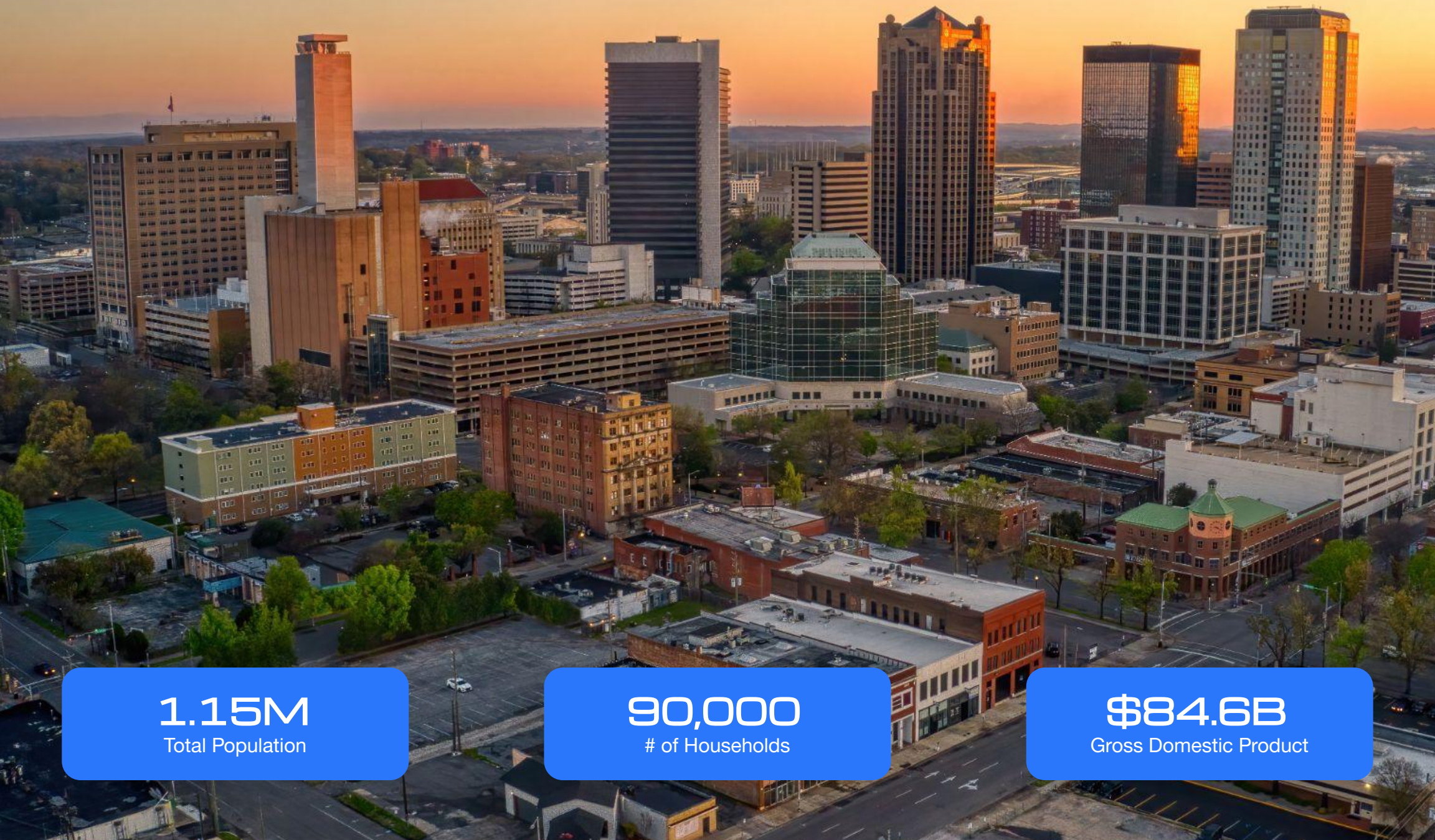
The broader Birmingham MSA continues to serve as the economic backbone of the region, with diversified employment across healthcare, manufacturing, logistics, and education. Adamsville's location allows residents to participate in this larger labor market while enjoying a quieter suburban environment. Ongoing regional investment in infrastructure and economic development has strengthened connectivity and supported gradual growth. As affordability pressures increase in larger Sun Belt markets, communities like Adamsville are positioned to capture steady residential and commercial interest driven by value and accessibility.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	14,820	32,689	231,685
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	5,871	13,221	98,526
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$75,889	\$75,387	\$67,960

BIRMINGHAM, AL MSA

Birmingham, Alabama serves as the economic and cultural hub of central Alabama and is widely recognized as one of the Southeast's most important midsize metropolitan areas. Located in Jefferson County at the foothills of the Appalachian Mountains, the city benefits from a strategic position between Atlanta, Nashville, and Memphis, allowing it to function as a regional center for healthcare, finance, education, and logistics. The presence of nationally recognized institutions such as the University of Alabama at Birmingham (UAB) has fueled innovation, research, and job creation while helping attract a highly educated workforce. Continued downtown revitalization, expanding entertainment districts, and new mixed-use developments have strengthened the city's appeal for both residents and businesses.



1.15M
Total Population

90,000
of Households

\$84.6B
Gross Domestic Product



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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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Owner and Matthews Real Estate Investment Services™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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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