



**ORTHODONTIC
PARTNERS™**

1705 Vestavia Pkwy , Vestavia Hills, AL 35216

**Dental
Investment Opportunity**

Offering Memorandum

\$1,585,454 | 8.25% Cap | National Operator | 30 Year Occupancy History | New Lease Extension



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Table of Contents

- 04** Property Overview
- 10** Financial Overview
- 12** Tenant Overview
- 13** Market Overview



PROPERTY OVERVIEW

Orthodontic Partners

1705 Vestavia Pkwy Vestavia Hills, AL 35216



INVESTMENT HIGHLIGHTS

Tenant & Industry

- **National Dental Operator** — Orthodontic Partners has over 100 locations across the country. 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
- **Location Commitment** — The tenant recently extended their early, demonstrating a commitment to this location and providing confidence in their success at this clinic

Property & Location

- **Strong Historical Occupancy** — This office has been an orthodontics practice for over 20 years, providing a buyer with a high level of comfort with the success of the current property use
- **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
- **High School Proximity** — The property sits directly next to Vestavia Hills High School, providing immediate access to a large and recurring patient base for an Orthodontics practice
- **High Income Market within Birmingham MSA** — Vestavia Hills is one of the wealthiest neighborhoods within the greater Birmingham metro area, with 1, 3, and 5-mile incomes all exceeding \$115,000





 **Vestavia Place Apartments**
±254 Units

 **Louis Pizitz Middle**
±1,133 Students

 **Vestavia Hills High | Freshman Campus**
±531 Students

 **Vestavia Hills High**
±1,625 Students

Subject Property

 **Children's of Alabama | Children's South Pediatric**
±332 Beds

 **Hawthorne at Wisteria**
±1,503 Units

GMC

 **NORTHERN**
TOOL + EQUIPMENT

Publix

 **CHEVROLET**

 **NISSAN**

T.J. maxx
HomeGoods

 **O'Reilly**
AUTO PARTS

 **HYUNDAI**

 **Burlington**
DOLLAR TREE
Chick-fil-A  **PNC**

Walmart
Neighborhood Market

 **FCD Family Care DENTAL**
URGENT CARE

 **The Halston**
±1,503 Units

Riverchase Galleria
★ *macy's* **JCPenney**
belk **VON MAUR**
 **FOREVER 21**
SEPHORA
Bath & Body Works  **OLD NAVY**

 **Crunch FITNESS**
 **Guitar Center**
 **AutoZone**

COSTCO
WHOLESALE

 **THE HOME DEPOT**

 **sam's club**

Michael's
TRADER JOE'S

 **Wildwood Apartments**
±88 Units

 **BEST BUY**  **Walgreens**
PET SMART

Google Earth

1705 Vestavia Pkwy
Vestavia Hills, AL 35216

±4,394 SF
GLA

4 Years
Lease Term

±31,100
Vehicles Per Day (I-35)

NN
Lease Type

\$346.17
Price Per SF





FINANCIAL OVERVIEW

Orthodontic Partners

1705 Vestavia Pkwy Vestavia Hills, AL 35216



FINANCIAL SUMMARY

\$1,585,454

List Price

8.25%

Cap Rate

4 Years

Lease Term

\$130,800

NOI

Property Details

Tenant Name	Orthodontic Partners
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Type of Ownership	Fee Simple
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Tenant Entity	Orthodontic Partners
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Lease Type	NN
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Original Lease Term	8/24/25
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Rent Commencement Date	8/23/30
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Term Remaining on Lease	±4 Years
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Rental Increases	Flat
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Tenant Responsible	Taxes, Maintenance, Insurance
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Landlord Responsible	Roof & Structure
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TENANT OVERVIEW



ORTHODONTIC
PARTNERS™

Tenant Overview

Orthodontic Partners is a privately held, orthodontist-founded orthodontic service organization focused on partnering with high-quality orthodontic practices across the United States. The platform offers investors exposure to a healthcare-oriented retail tenant with a specialty-care model, local brand retention, and centralized business support designed to enhance practice performance while preserving clinical autonomy.

Founded in 2019 and headquartered in Grand Rapids, Michigan, Orthodontic Partners supports affiliated orthodontic practices through administrative, operational, HR, marketing, recruiting, analytics, and practice-growth resources.

Year Founded
2019

Headquarters
Grand Rapids, MI

of Locations
77

of Employees
120+

Website
orthodonticpartners.com





MARKET OVERVIEW

Orthodontic Partners

1705 Vestavia Pkwy Vestavia Hills, AL 35216

Birmingham, AL MSA



VESTAVIA HILLS, AL

Market Demographics - 3-Mile Radius

65,455

Total Population

\$145,078

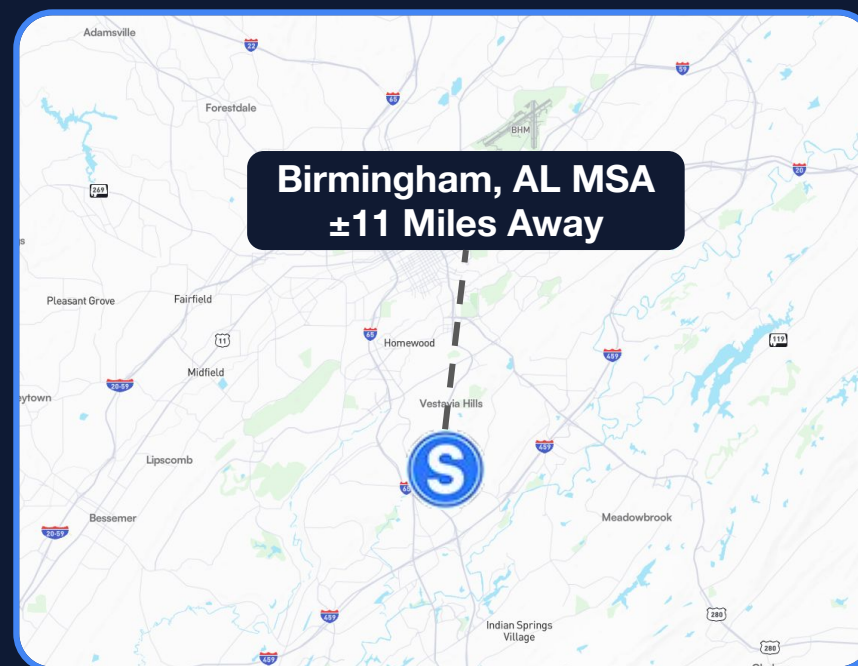
Median HH Income

27,202

of Households

41 Years

Median Age



Local Market Overview

Vestavia Hills, Alabama is a highly desirable suburban community located just southeast of Birmingham, known for its strong residential appeal, elevated topography, and well-planned development patterns. The city has experienced steady population growth driven by its reputation for excellent public schools, safe neighborhoods, and high quality of life. Residents benefit from convenient access to Birmingham's major employment centers while enjoying a quieter, more residential environment. The area features a mix of established neighborhoods and newer housing developments, with home values reflecting consistent demand and long-term stability.

Economically, Vestavia Hills is supported by a well-educated workforce and above-average household incomes, making it one of the more affluent communities in the Birmingham metro area. The city's retail corridors and local businesses cater to a strong consumer base, while nearby office and medical hubs provide employment opportunities. Its proximity to major highways and regional infrastructure enhances connectivity, further supporting residential desirability and commercial activity. Overall, Vestavia Hills maintains a balanced blend of suburban comfort and economic accessibility, positioning it as a premier location within central Alabama.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	65,455	160,031	457,086
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	27,202	68,668	192,157
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$145,078	\$144,148	\$129,202

BIRMINGHAM, AL

A stable, healthcare-driven economic hub anchoring Central Alabama's growth.

199,322

Total Population

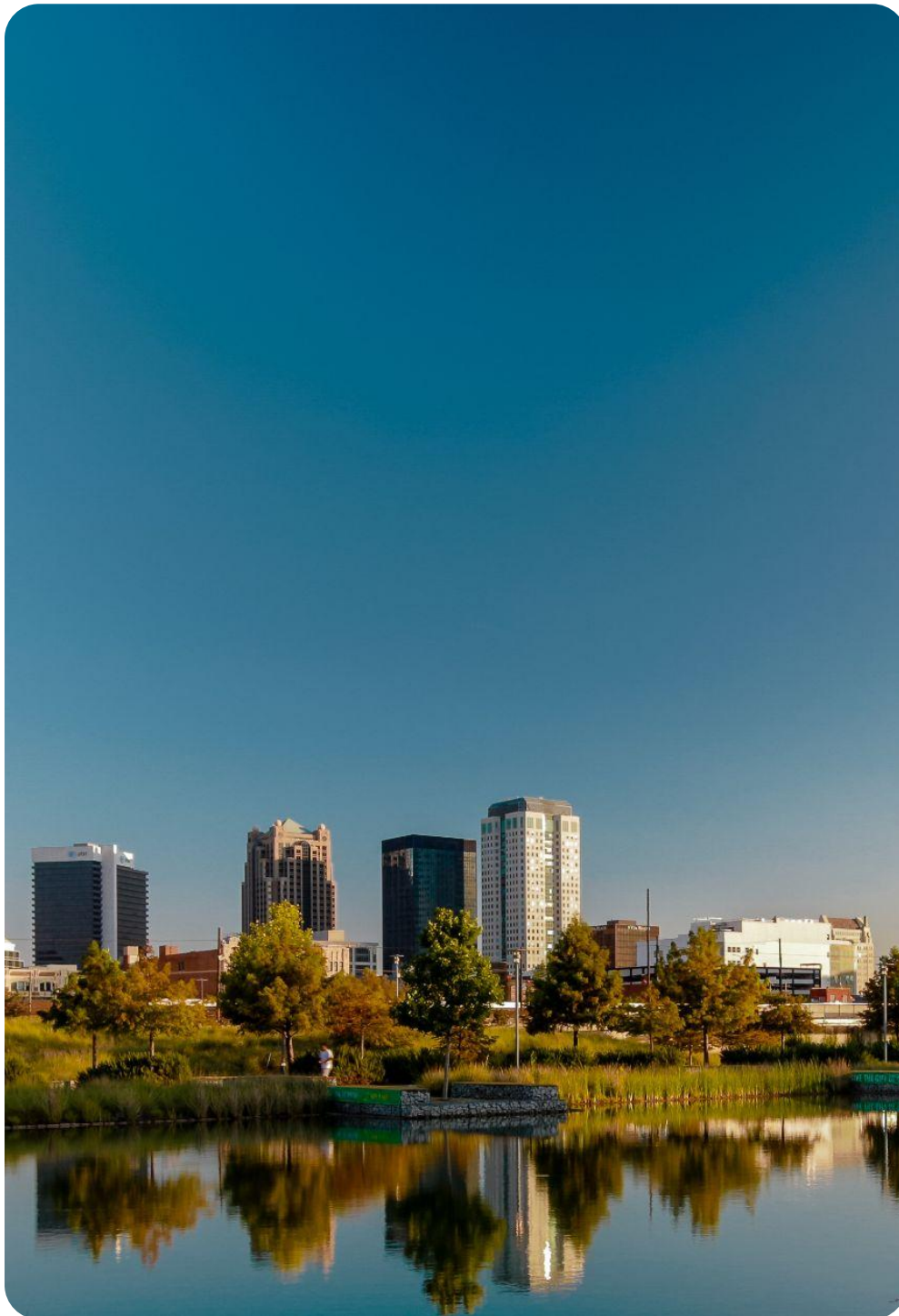
\$95B+

Gross Domestic Product

MSA Overview

Birmingham, Alabama serves as the economic and cultural center of the state, anchored by a diverse economy and a strong institutional presence. The metro area is widely recognized for its nationally ranked healthcare system, led by the University of Alabama at Birmingham, which drives employment, innovation, and regional investment. In addition to healthcare, Birmingham maintains a solid foundation in finance, manufacturing, and logistics, contributing to long-term economic stability. The city's infrastructure, including major interstate connectivity and proximity to key Southeastern markets, supports both business operations and population retention. Combined with ongoing downtown revitalization efforts and steady suburban growth, Birmingham continues to position itself as a reliable and accessible hub within the Southeast.





Economic Drivers

Birmingham's economy is supported by a strong healthcare and medical research sector, which includes major institutions such as UAB Hospital, Children's of Alabama, and the University of Alabama at Birmingham. These organizations play a large role in employment, scientific advancement, and specialized training, drawing talent from across the region. Financial and professional services also contribute meaningful activity, with several banking, insurance, and corporate operations based in the metro area. Together, these industries create consistent demand for skilled workers and ongoing investment.

Manufacturing and technology continue to influence Birmingham's economic landscape. The metro area maintains a long history with steel and metal production, now complemented by advanced manufacturing and automotive suppliers. Logistics and distribution benefit from Birmingham's position as a transportation crossroads, supporting warehousing, freight movement, and supply-chain operations. Growth in tech startups and innovation spaces adds another source of economic momentum, supported by business incubators and partnerships that encourage new companies to develop and expand in the region.

Attractions

Birmingham features a range of attractions tied to history, science, and the arts. The Birmingham Civil Rights Institute stands as a leading destination, offering exhibits that trace the city's role in the Civil Rights Movement. Nearby sites such as the 16th Street Baptist Church and Kelly Ingram Park give visitors additional context and reflect key moments in national history. The Barber Vintage Motorsports Museum, home to one of the world's largest motorcycle collections, provides another major draw along with access to events at Barber Motorsports Park.

The city also includes outdoor and cultural experiences that appeal to many interests. Vulcan Park and Museum offers views of the metro area and information about the city's industrial past. The Birmingham Museum of Art presents a wide range of works from different periods, while the McWane Science Center adds interactive exhibits for families and school groups. Railroad Park and Red Mountain Park offer walking trails, green space, and recreation, giving residents and visitors accessible options for time outdoors.



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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.

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