ASPEN DENTAL

4101 E BLUE GRASS RD, MOUNT PLEASANT, MI 48858



SINGLE TENANT ASPEN DENTAL FOR SALE (TARGET OUTLOT)

APEX
COMMERCIAL REAL ESTATE ADVISORS

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OFFERING SUMMARY

Sale Price	$2,488,320
Cap Rate	6.25%
NOI	$155,520
Price/PSQF	$622.08
Tenant	Aspen Dental
Guarantor	Corporate
Building Size	4,000 SF
Total Lot Size	0.55 Acres
Lease Commencement	04/22/2019
Lease Expiration	04/30/2029
Term Remaining	3+ Years
Original Lease Term	10 Years
Rental Increases	8% Every Five Years
Renewal Options	Three, Five Years
Lease Type	NN
Landlord Obligations	Roof & Structure
HVAC	Tenant Responsible
CAM	Tenant Responsible
Taxes	Tenant Responsible
Insurance	Tenant Responsible

RENT SCHEDULE:

Option 1: $167,961 - 05/01/2029
Option 2: $181,397 - 05/01/2034
Option 3: $195,908 - 05/01/2039



PROPERTY HIGHLIGHTS

- Single Tenant Aspen Dental with 3+Years Remaining
- Pad Site to Target Located on the NE Corner of US Highway 127 & E Blue Grass Rd – An Intersection that sees Over 46,000+ Vehicles per Day
- Aspen Dental Has Over 1,100 Locations Nationally & Rapidly Growing Nation Wide
- Adjacent to Central Michigan University – a Public Division-1 University with Over 14,000 Students Enrolled
- Surrounding National Retailers Include Walmart Supercenter, Sam's Club, Big Lots, PetSmart, ALDI, Kohl's, Menards, Goodwill, DICK's, Sally Beauty, T.J. Maxx, Hobby Lobby, Staples, Panera Bread, 7-Eleven, Starbucks, Chipotle & Many Others

AERIAL MAP


CENTRAL MICHIGAN UNIVERSITY
E BROOMFIELD ST
28,700 VPD
E BLUE GRASS RD
18,819 VPD
28,700 VPD
CHIPOTLE MEXICAN GRILL
BURGER KING
TIRE FACTORY
BUFFALO WILD WINGS
HOBBY LOBBY
rue21
Planet Fitness
Burlington
Staples
metro by T-Mobile
ULTA
Panera
TEXAS ROADHOUSE
AT&T
noodles
crumbl cookies
goodwill
RED LOBSTER
DICK'S
BIG LOTS!
PETSMART
DOLLAR TREE
TJ maxx
GameStop
Olive Garden
ALDI
Walmart Supercenter
MENARDS
sam's club
KOHL'S


AspenDental


AspenDental


AspenDental

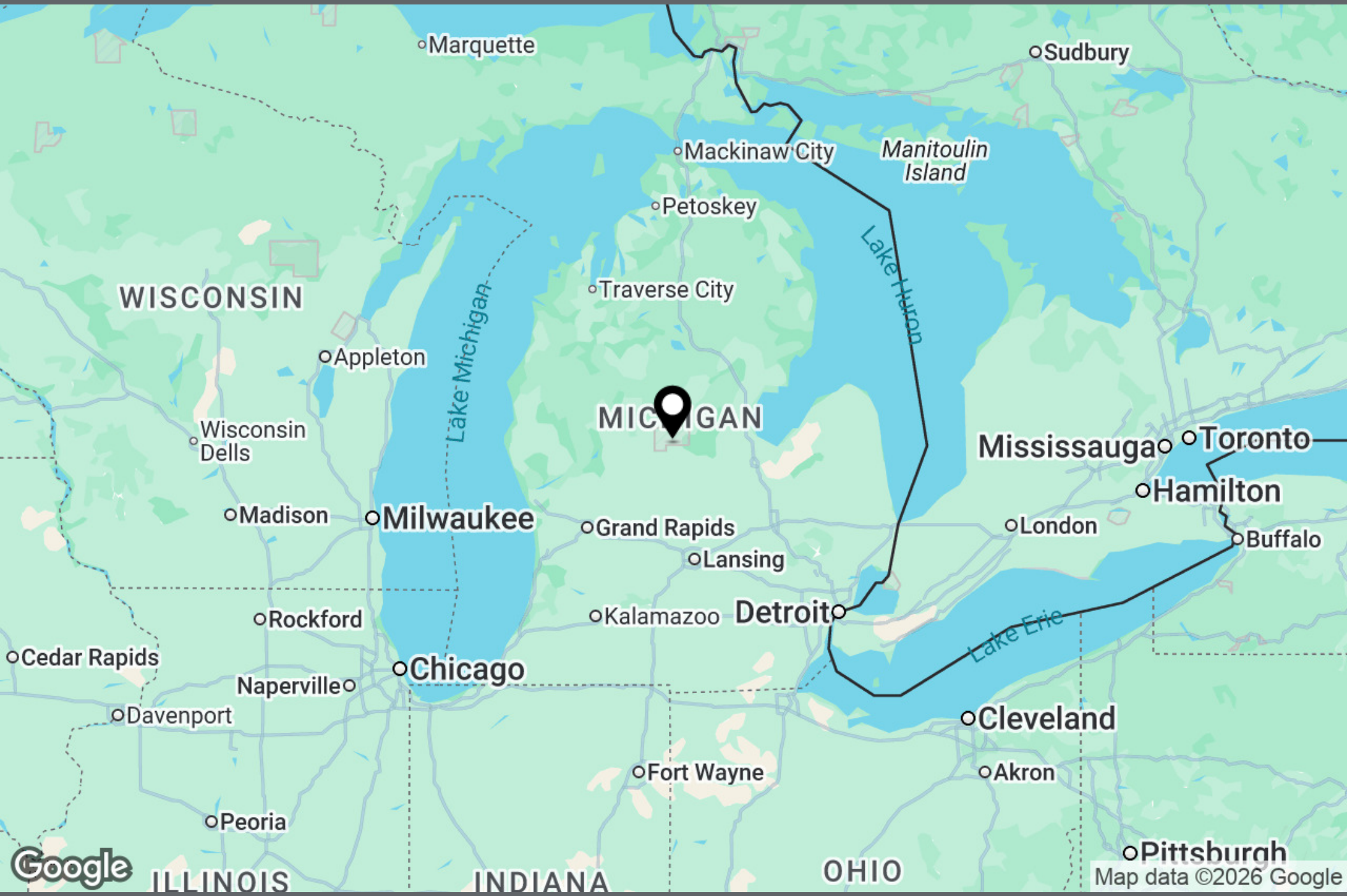


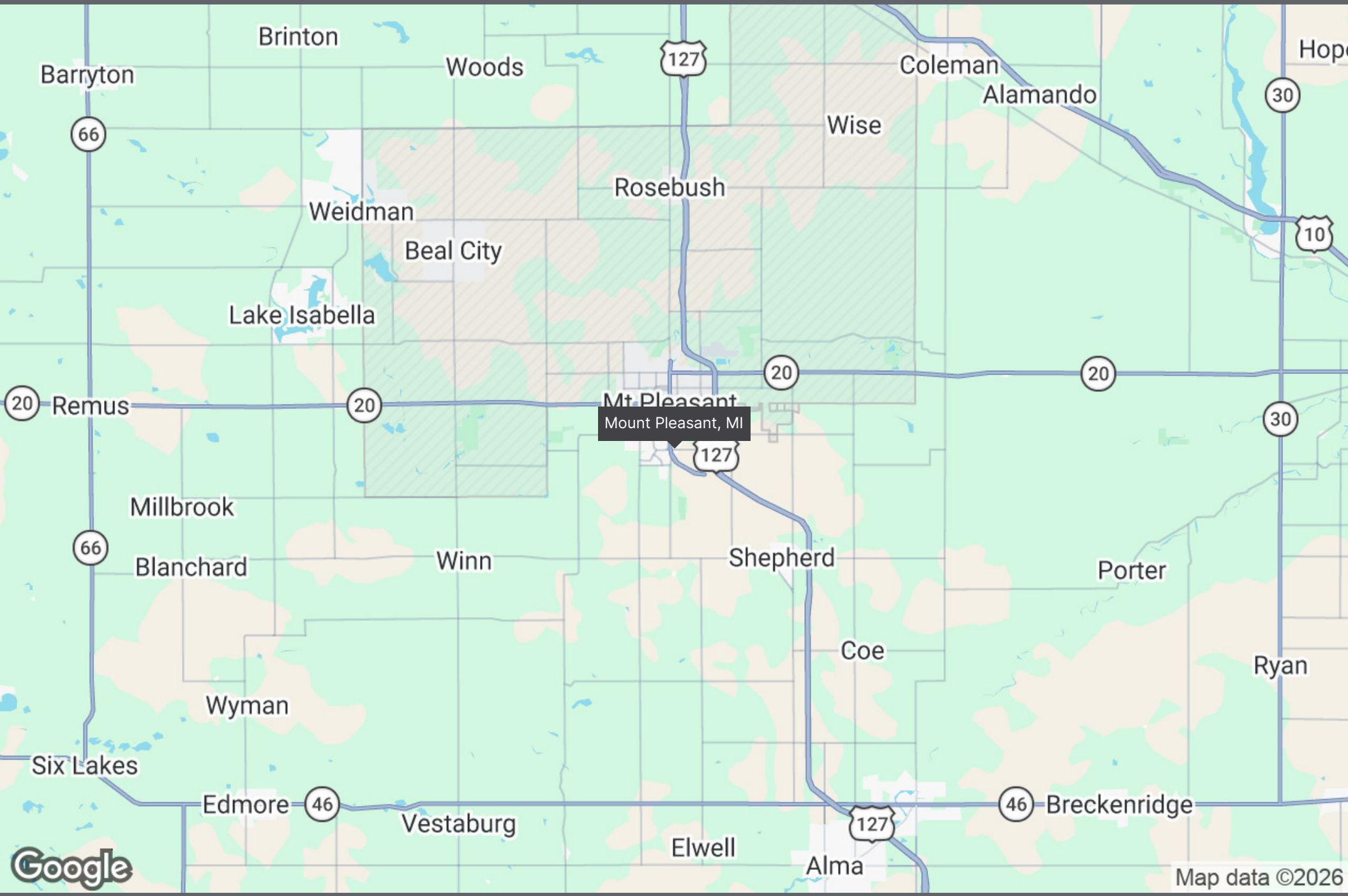
OVERVIEW

Company:	Aspen Dental
Founded:	1994
Locations:	1100+
Total Revenue:	$2 Billion
Headquarters:	Chicago, Illinois
Website:	www.aspendental.com

TENANT OVERVIEW

Aspen Dental, founded in 1994 by Robert Fontana CEO, has grown into one of the largest branded networks of dental practices in the United States. Operating over 1,100 independently owned and operated offices across 45 states, Aspen Dental serves approximately 35,000 patients daily with a team of more than 20,000 professionals. The company was established with the mission to break down barriers to dental care, ensuring affordability, transparency, and access for all patients. Each Aspen Dental practice is supported by The Aspen Group (TAG), which provides nonclinical, administrative, and business support services, allowing dentists to focus on delivering high-quality care. In recent years, Aspen Dental has embraced digital transformation, aiming to convert all its locations to fully digital operations, including the use of 3D-printing equipment and advanced imaging technologies, to enhance patient care and streamline workflows. The organization's commitment to innovation, patient-centered care, and expanding access to dental services underscores its role as a leader in the dental industry.


Marquette
Sudbury
Mackinaw City
Manitoulin Island
Petoskey
Lake Huron
Traverse City
WISCONSIN
Lake Michigan
Appleton
MICHIGAN
Wisconsin Dells
Mississauga
Toronto
Hamilton
Madison
Milwaukee
Grand Rapids
London
Buffalo
Lansing
Rockford
Kalamazoo
Detroit
Lake Erie
Cedar Rapids
Chicago
Naperville
Davenport
Cleveland
Fort Wayne
Akron
Peoria
Pittsburgh
Google
ILLINOIS
INDIANA
OHIO
Map data ©2026 Google

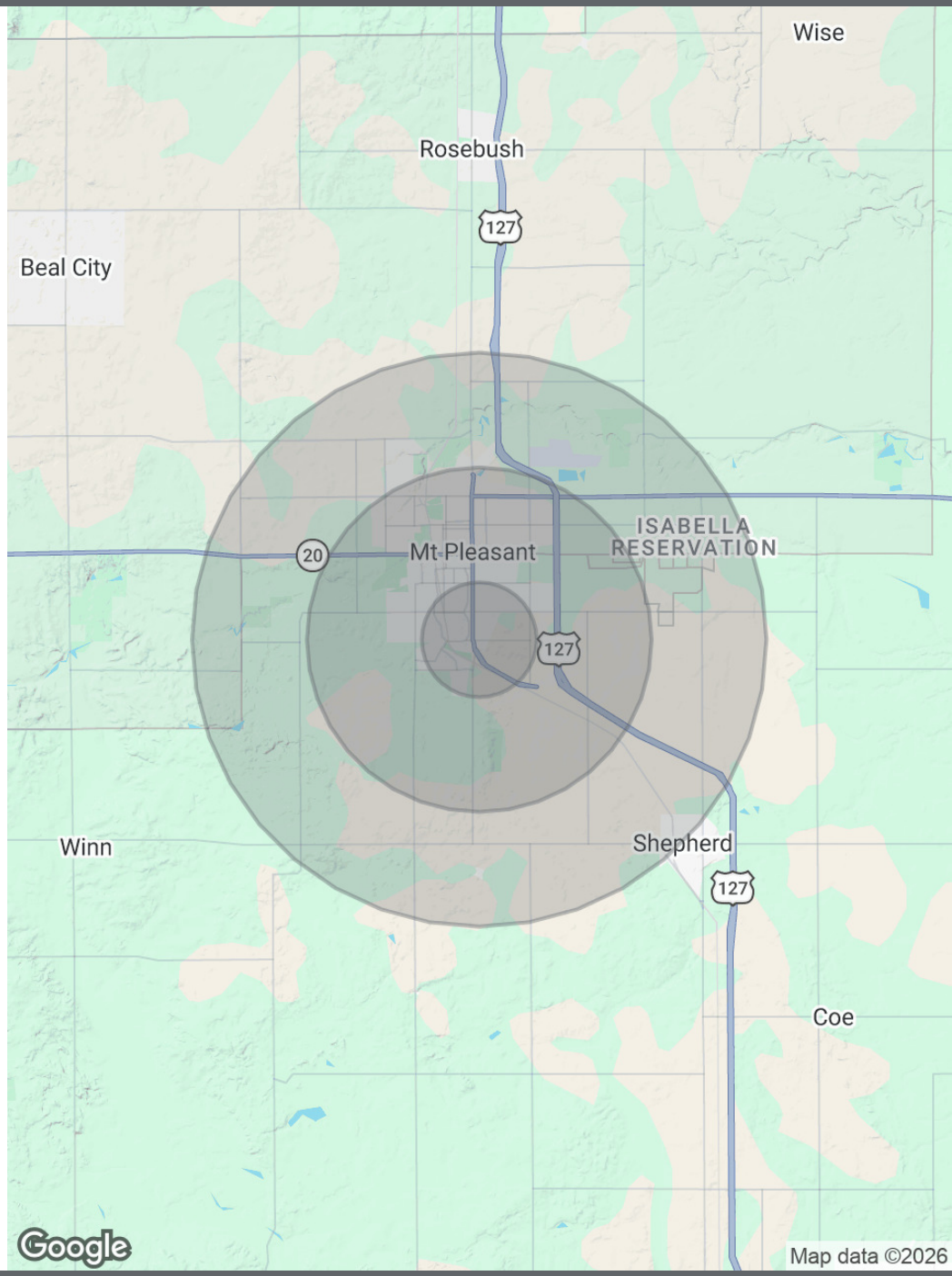

Brinton
Barryton
Woods
127
Coleman
Alamando
Hop
30
66
Wise
Rosebush
Weidman
Beal City
10
Lake Isabella
20
20
20
Remus
20
Mt Pleasant
Mount Pleasant, MI
30
127
Millbrook
66
Blanchard
Winn
Shepherd
Porter
Coe
Ryan
Wyman
Six Lakes
Edmore
46
Vestaburg
46
Breckenridge
127
Elwell
Alma
Google
Map data ©2026

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,400	30,956	37,629
Average Age	27	33	35
Average Age (Male)	26	32	34
Average Age (Female)	28	34	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,936	12,708	15,323
# of Persons per HH	2.9	2.4	2.5
Average HH Income	$48,243	$63,736	$70,750
Average House Value	$220,763	$212,291	$215,821

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,093	24,118	29,509
Total Population - Black	1,033	2,055	2,150
Total Population - Asian	330	869	936
Total Population - Hawaiian	4	13	18
Total Population - American Indian	166	980	1,552
Total Population - Other	158	540	622

2020 American Community Survey (ACS)





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