



DENTAL OFFICE FOR LEASE / SALE

PROPERTY OVERVIEW

This property has been recognized in the community as a dental destination for 38 years – since July 1982. It has a long-term presence to the surrounding population. Demographics from the current practice's client database show patients visiting this dentist office from a ~19 mile radius. This property offers excellent positioning for continued dental occupancy.

The building is located on HWY 11E, the main thorough-fare for Jefferson City, with great accessibility to the two lane highway via a turning lane on the median directly at the property entrance.

AADT on HWY 11-E was 18,520 in 2018.

The current dental practice has a lease extension through April 2021.

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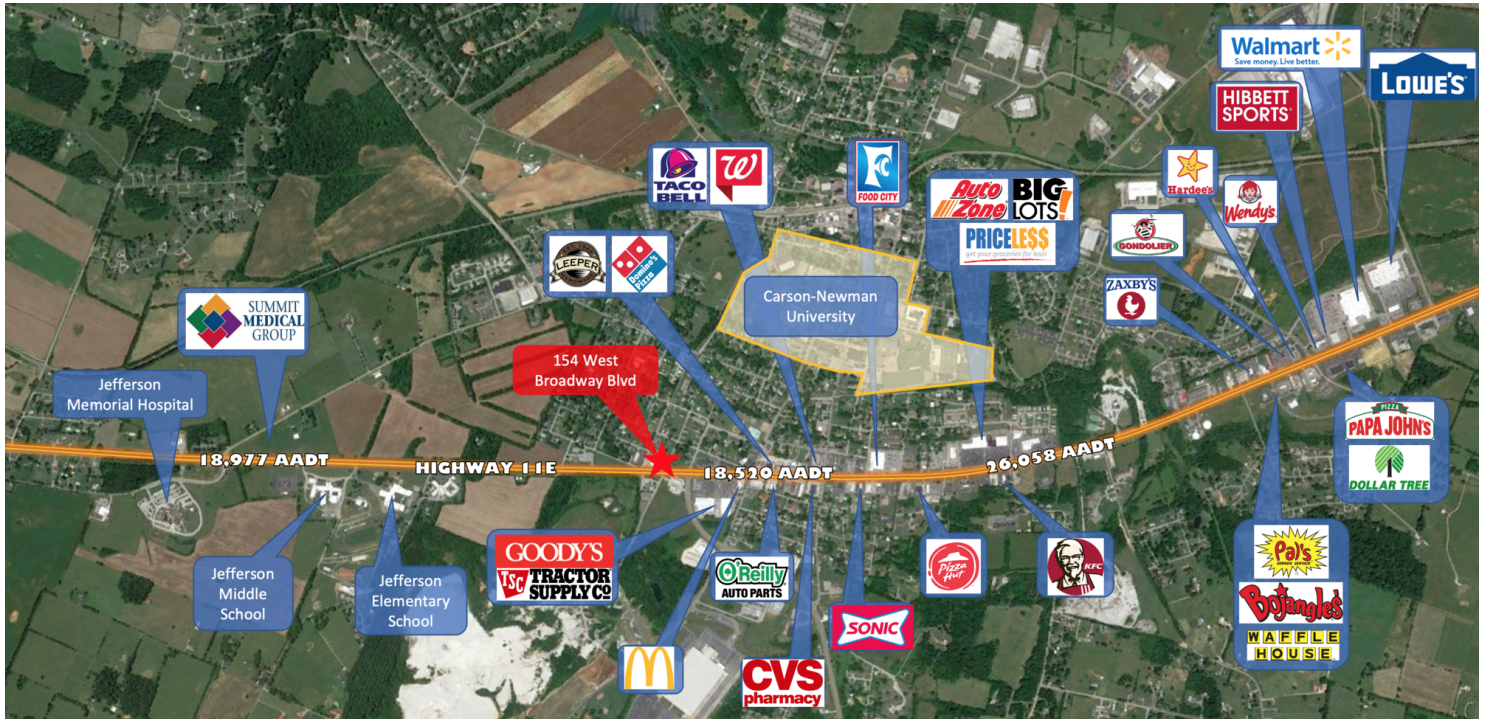
W BROADWAY BLVD JEFFERSON CITY, TN

John M. Adams, CCIM, SIOR
Principal
865.450.8883
john.adams@avisonyoung.com

Andrew Wilmoth
Senior Associate
865.474.8786
andrew.wilmoth@avisonyoung.com



Platinum member



OFFERING SUMMARY

Lease Price:	\$6,050/month
Sale Price:	\$645,000
Building Size:	4,056
Price / SF:	\$17.90 NNN
Year Built / Renovated:	1991 / 2008
Lot Size:	0.4 Acres



PROPERTY OVERVIEW

This established dental location has great accessibility and is in a high traffic section of Jefferson City. The property was renovated in 2007/2008 and the ground floor has 6 treatment operator rooms, 2 sterilization areas (equipped for both dentists & hygienists), 1 dental technician laboratory, 2 offices, and 2 public restrooms. The upstairs has a break room, storage area, and full bathroom. The owner has identified an opportunity to add 3 more operatories on the ground floor by relocating the offices to the 2nd floor. Equipment is not included with the property, but may be negotiable. The infrastructure (such as for suction, water, air) remains. The parcel has 21 parking spaces.

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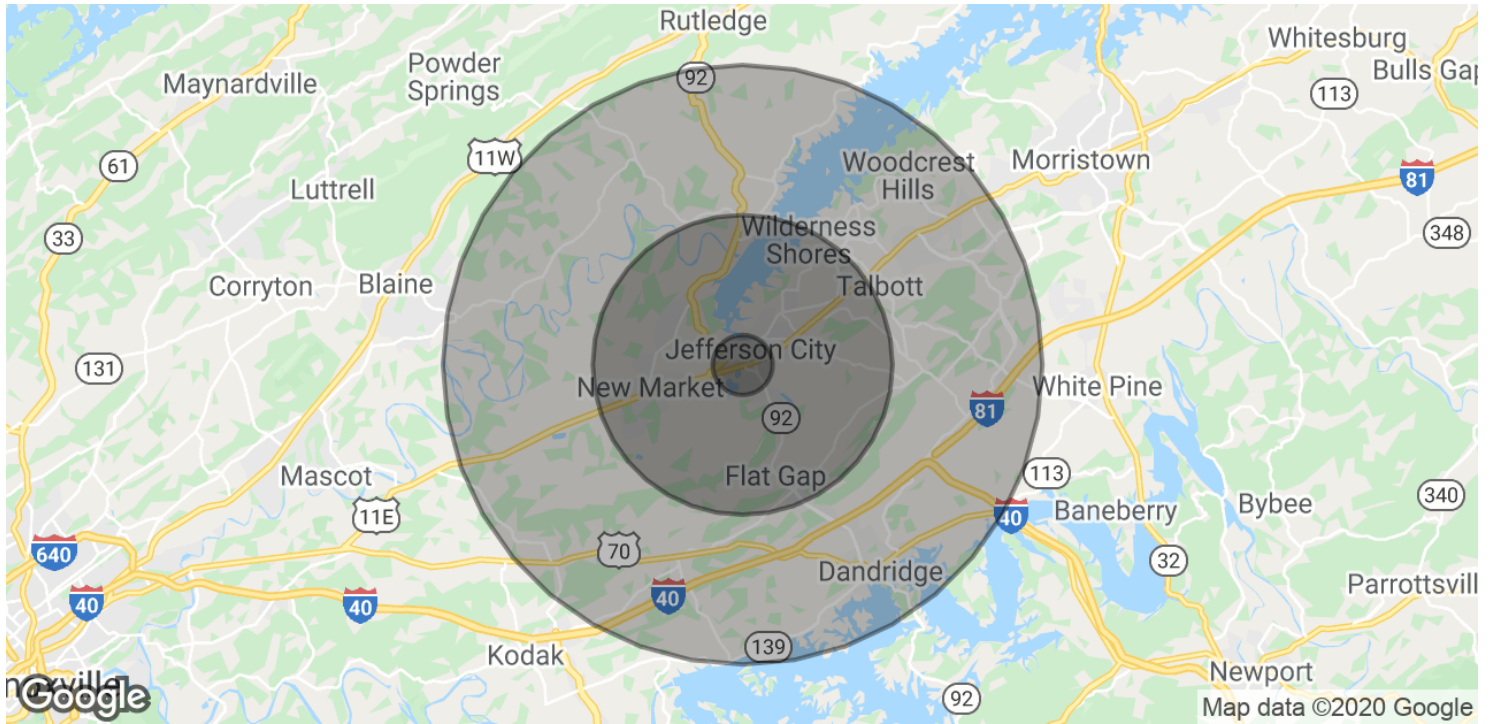
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,156	20,130	56,391
Average age	32.0	34.8	38.8
Average age (Male)	30.2	33.0	37.3
Average age (Female)	33.6	36.3	40.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	415	7,421	21,462
# of persons per HH	2.8	2.7	2.6
Average HH income	\$44,666	\$45,759	\$50,083
Average house value		\$141,727	\$161,307

* Demographic data derived from 2010 US Census

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