

# Net Lease Investment

10601 S Western Ave. Chicago, IL  
**FOR SALE**

Offered for sale is a stabilized, single-tenant NNN investment occupied by Perfect Smiles Dentistry and corporately guaranteed by Smile Partners USA, a national dental services organization. The property features a true triple-net lease with approximately 11 years of remaining term, delivering long-term, passive income with minimal landlord responsibilities. Dental tenancy provides recession-resistant demand, high patient retention, and strong location dependency supported by significant build-out investment and an established patient base. Located in a dense Chicago infill trade area with excellent visibility and access, the site is surrounded by established residential neighborhoods and complementary medical and retail uses—supporting consistent traffic and long-term tenancy. An ideal opportunity for 1031 exchange buyers and investors seeking durable, healthcare-backed income.



Sale Price:  
\$2,213,493

Cap Rate:  
6.75%

NOI:  
\$149,411

Building Size:  
4,400 SF

Tenancy:  
Single

SCOTT FITZGERALD | 630.353.1190 | SFITZGERALD@ROSSIANDASSOCIATES.COM  
JOSEPH ROSSI | 630.353.1190 | JROSSI@ROSSIANDASSOCIATES.COM

# 10601 S Western Ave

Chicago, IL

## OFFERING SUMMARY



### PROPERTY HIGHLIGHTS

- Single-Tenant NNN Investment occupied by Perfect Smiles Dentistry, and corporately guaranteed by Smile Partners USA, a national DSO.
- True Triple-Net Lease – tenant responsible for taxes, insurance, and maintenance
- Healthcare / Dental Tenancy – recession-resistant, service-oriented use with strong location dependency
- Established Chicago Infill Location along the high-traffic Western Avenue corridor
- Dense Residential Trade Area supporting consistent patient demand
- Excellent Visibility & Access with strong daily traffic exposure
- Long-Term Income Stability backed by medical use and specialized build-out

### OFFERING SUMMARY

SALE PRICE:	\$2,213,493
NOI:	\$149,411
CAP RATE:	6.75%
INVESTMENT TYPE:	NNN
LEASE YEARS REMAINING	11
LEASE EXPIRATION DATE:	12/31/36
BUILDING SIZE:	4,400 SF
OPERATING CHARGES SF:	\$6.21
PROPERTY TAXES SF:	\$2.08

\*All expenses are reimbursed by tenant

# 10601 S Western Ave

Chicago, IL

## INVESTMENT HIGHLIGHTS

### INVESTMENT HIGHLIGHTS:

**Mission-Critical Healthcare Tenant** — The lease is guaranteed by **Smile Partners USA**, a leading dentist-led, multi-state dental services organization supporting a network of established practices. The tenant delivers comprehensive, non-discretionary dental care — from routine cleanings to implants and emergency services — reinforcing predictable patient demand and consistent foot traffic.

• **Recession-Resilient Demand** — Dental care represents essential health services, with recurring preventive and restorative visits underpinning stable cash flows. Smile Partners' broad range of care offerings helps insulate the income stream from economic cycles while supporting longevity of tenancy.

• **Strategic South Side Chicago Location** — Situated on a major arterial corridor, Western Avenue is one of Chicago's longest north-south thoroughfares with strong vehicle exposure, connecting residential neighborhoods to key employment centers. The site benefits from steady local traffic and accessibility for patients across the surrounding communities.

• **Dense Urban Trade Area** — The surrounding South Side neighborhoods — including portions of Beverly and adjacent communities — encompass mixed-use residential and small commercial development, supporting reliable day-to-day demand for essential services like healthcare.

• **Demonstrated Local Necessity** — Dental offices in the community function as indispensable service providers, supporting both preventative and urgent oral healthcare. The location's proximity to established residential areas enhances its value proposition for long-term patient retention and sustained utilization.

• **Passive Triple-Net Income Profile** — Offered with a long-term net lease structure, the investment provides predictable, landlord-light cash flow. The essential nature of the tenant's business aligns with NNN buyer profiles focused on income stability and minimal management overhead.

• **Population & Community Anchors** — Chicago's South Side continues to represent a large, diverse resident base with ongoing demand for quality medical and dental services. The property's positioning in a community-oriented commercial corridor reinforces its relevance and utility.

• **Visibility & Accessibility** — Excellent frontage on Western Avenue provides high visibility and convenient access for patients and staff alike, enhancing the property's functional appeal and long-term tenant viability.



# 10601 S Western Ave

## Chicago, IL

# TENANT OVERVIEW



### TENANT OVERVIEW:

**Smile Partners** is a dentist-led, multi-state dental services organization connecting patients with trusted dentists across **Alabama, Colorado, Georgia, Illinois, Michigan, and Ohio**. The platform supports established practices that provide **comprehensive dental care**, including routine cleanings, dental implants, teeth whitening, and emergency services—reinforcing consistent patient demand and recurring revenue.

Smile Partners' scale and geographic diversification reduce provider concentration risk while supporting stable, repeat visit volumes across its network. Centralized management, standardized systems, and professional back-office support enhance operational efficiency and continuity, positioning the tenant as a **reliable, long-term occupant** for net-lease investors.

Dental practices operated under the Smile Partners platform are **recession-resistant and non-discretionary**, benefiting from insurance-supported revenue streams and essential healthcare demand. Locations are highly specialized and mission-critical, creating significant barriers to relocation and supporting long-term tenancy under a **triple-net lease structure**.

For single-tenant NNN buyers, Smile Partners represents a **passive, durable income stream** backed by an established healthcare operator with a proven operating model, regional scale, and a demonstrated commitment to long-term occupancy—aligning well with investors seeking predictable cash flow and downside protection.

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Chicago, IL

INCOME & EXPENSES

**INCOME SUMMARY**

**SMILE PARTNERS - NET LEASE INVESTMENT**

Gross Scheduled Income

\$193,717

**GROSS INCOME**

**\$193,717**

**EXPENSES SUMMARY**

**SMILE PARTNERS - NET LEASE INVESTMENT**

Real Estate Taxes

\$9,150

CAM/Operating Charges

\$27,332

Insurance

\$7,824

**OPERATING EXPENSES**

**\$44,306**

**NET OPERATING INCOME**

**\$149,411**

# 10601 S Western Ave.

# DEMOGRAPHICS MAP AND REPORT

Chicago, IL

## Population

1 MILE

**21,186**

TOTAL POPULATION

182,189 | 462,010  
3 MILES | 5 MILES

**42**

AVERAGE AGE

42 | 41  
3 MILES | 5 MILES

## Households and Income

1 MILE

**8,407**

TOTAL HOUSEHOLDS

70,492 | 176,575  
3 MILES | 5 MILES

**2.5**

# OF PERSONS PER HH

2.6 | 2.6  
3 MILES | 5 MILES

1 Mile

**41**

AVERAGE AGE (MALE)

40 | 39  
3 MILES | 5 MILES

**44**

AVERAGE AGE (FEMALE)

43 | 42  
3 MILES | 5 MILES

1 Mile

**\$137,367**

AVERAGE HH INCOME

\$99,001 | \$84,789  
3 MILES | 5 MILES

**\$400,735**

AVERAGE HOUSE VALUE

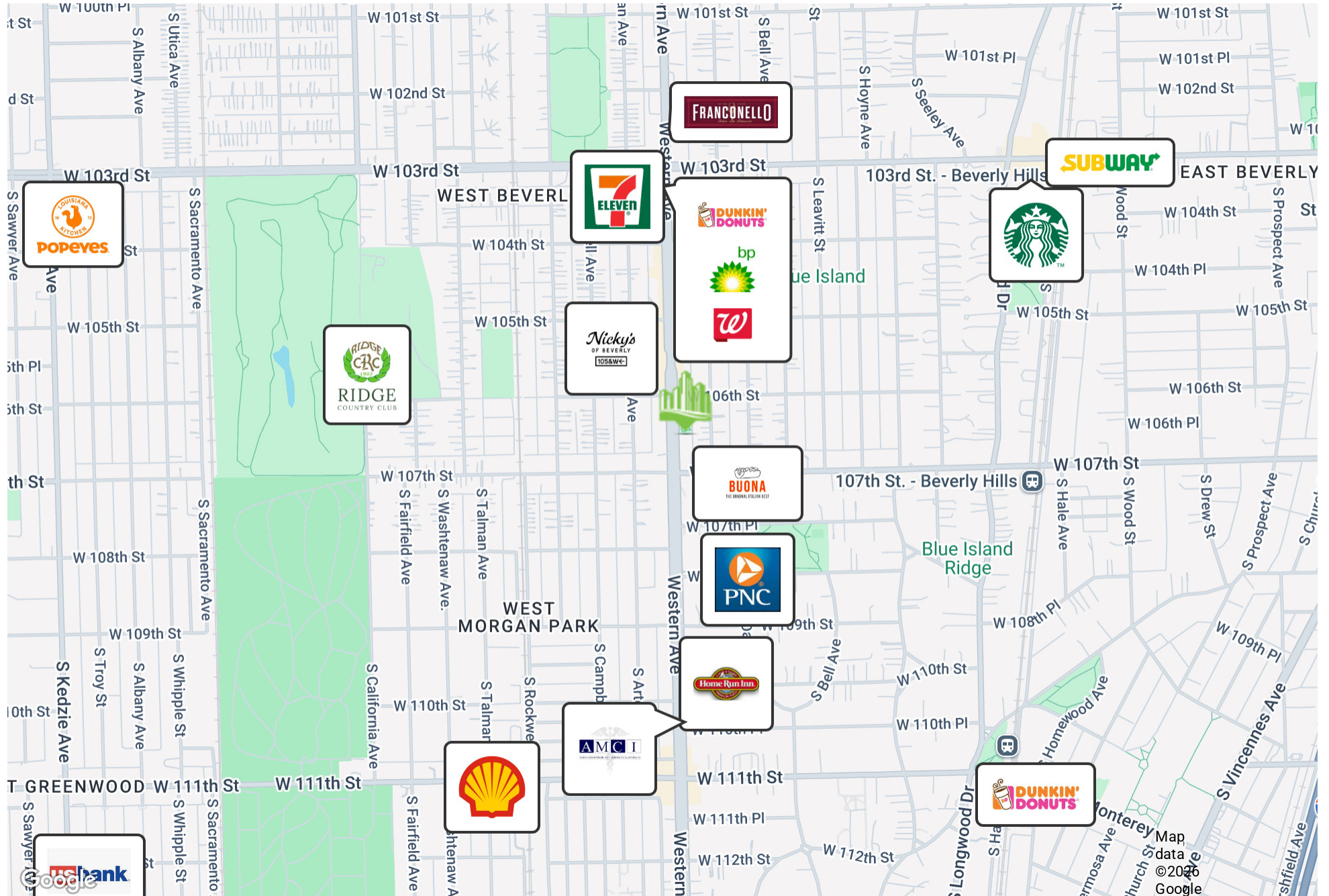
\$262,236 | \$238,478  
3 MILES | 5 MILES



# 10601 S Western Ave

# RETAILER MAP

Chicago, IL



10601 S Western Ave

Chicago, IL

MEET THE TEAM



**SCOTT FITZGERALD**

Senior Vice President

**Direct:** 630.353.1190 **Cell:** 312.523.3176  
sfitzgerald@jrossiandassociates.com



**JOSEPH ROSSI**

Founder & Managing Partner

**Direct:** 630.353.1190 **Cell:** 312.953.3553  
jrossi@jrossiandassociates.com