

MB2 DENTAL

280 BURLEY AVE, HOPKINSVILLE, KY 42240



Actual Site



RECENTLY EXECUTED 10-YEAR
EXTENSION, NEARLY 8 YEARS
REMAINING ON BASE TERM



CORPORATE GUARANTEED
LEASE WITH MB2, 800+
LOCATIONS IN 43 STATES



36,339 RESIDENTS IN PRIMARY
TRADE AREA WITH DAYTIME
POPULATION OF 57,790



KFC **ZAXBY'S** **Hardee's**
POPEYES **CHIPOTLE**
 LOUISIANA KITCHEN MEXICAN GRILL
DOLLAR TREE **BUFFALO WILD WINGS**
HARBOR FREIGHT TOOLS
 Quality Tools at Ridiculously Low Prices

Chick-fil-A

LOWE'S **AT&T**
DQ **McALISTER'S DELI**

Freddy's STEAKBURGERS **Starbucks**

HOPKINSVILLE TOWNE CENTER

PET SMART **ULTA BEAUTY**
T.J. MAXX **ROSS DRESS FOR LESS**
HOBBY LOBBY **Panera BREAD**

Kroger

BURGER KING

Walmart

15,100 VPD

Waffle House **Rally's**
Arby's **SUBWAY**

Wendy's

fastpace health

HOLIDAY ELEMENTARY SCHOOL
 600 STUDENTS

Higgins

Phoenix Senior Living

Top Choice Dental
 Dental. Health. You. Us.

FRESENIUS KIDNEY CARE

DOLLAR GENERAL

HOLIDAY PARK APARTMENTS
 36 UNITS

Davita

PENNYROYAL HOSPICE
 Living to the fullest

KENTUCKY KFB FARM BUREAU

CALIBER COLLISION

SEÑOR LOPEZ
 Real Estate

PUTTY CHIROPRACTIC CENTER

GENERATIONS PRIMARY CARE

SUBJECT PROPERTY

BURLEY AVE

JennieStuart Health

RESIDENTIAL COMMUNITIES
 36,339 RESIDENTS IN
 PRIMARY TRADE AREA

Pennyroyal Center
 A path to a better life starts here.



 **DOLLAR TREE**

Walmart 

 **Tom's Family PHARMACY**

 **HOPKINSVILLE HIGH SCHOOL**
950 STUDENTS

 **INDIAN HILLS ELEMENTARY SCHOOL**
560 STUDENTS

 **TACO BELL**  **planet fitness**  **Advance Auto Parts**
DUNKIN'

DOLLAR GENERAL

 **Pennyroyal Center**
A path to a better life starts here.

SUBJECT PROPERTY

GENERATIONS PRIMARY CARE

PUTTY CHIROPRACTIC CENTER

BURLEY AVE

 **RESIDENTIAL COMMUNITIES**
36,339 RESIDENTS IN
PRIMARY TRADE AREA

OFFERING SUMMARY



PROPERTY DETAILS

ADDRESS	280 Burley Ave, Hopkinsville, KY 42240
TENANT	MB2 Dental Solutions, LLC
BUILDING SIZE	4,907 SF
ACREAGE	±0.79
YEAR BUILT	2023
RENT COMMENCEMENT	4/1/2024
RENT EXPIRATION	3/31/2034
TERM REMAINING	8 Years
LEASE TYPE	NNN
ROOF & STRUCTURE	Landlord Responsible
NOI	\$124,515
INCREASES	1.5% Annual Increases

\$1,845,000

PRICE

6.75%

CAP RATE

RENT SUMMARY

TERM	MONTHLY	ANNUAL
YEAR 2	\$10,376.26	\$124,515.12
YEAR 3	\$10,531.90	\$126,382.85
YEAR 4	\$10,689.88	\$128,278.59
YEAR 5	\$10,850.23	\$130,202.77
YEAR 6	\$11,012.98	\$132,155.81
YEAR 7	\$11,178.18	\$134,138.15
YEAR 8	\$11,345.85	\$136,150.22
YEAR 9	\$11,516.04	\$138,192.47
YEAR 10	\$11,688.78	\$140,265.36



SECURE STREAM OF INCOME

- **Recently Executed 10-Year Extension**
Nearly 8 years remaining on base term, MB2 partnered with practice in 2023
- **NNN Lease with 1.5% Annual Increases**
Brand new 2023 construction with minimal landlord responsibilities
- **Corporate Guaranteed Lease with MB2**
800+ locations in 43 states with 1,900+ doctors included in the dental partnership organization
- **MB2 Featured in Inc. 5,000 List of Fastest Growing Private Companies for Fifth Time (2024)**
Added over 500 locations and grown by more than 30% per year since 2021
- **MB2 is the Largest Dental Partnership Organization (DPO) in the U.S.**
Valued in excess of \$3.5 billion (as of 2024)



ACCESSIBLE LOCATION & DURABLE CUSTOMER BASE

- **57,790 Total Daytime Population in 7-Mile Radius**
36,339 residents in primary trade area
- **15 Miles to Fort Campbell: the 2nd Largest Military Base**
30,113 Active Military and 241,910 total residents with a \$10 billion annual economic impact
- **Just Off I-169 with 15,100 VPD**
Direct access to Nashville (70 Miles)
- **Regional Trade Area Drawing from 20-Mile Radius**
Over 200,000 residents
- **County Seat of Christian County**
Longtime regional center in Western Kentucky

ADDITIONAL PHOTOS



TENANT OVERVIEW

MB2 DENTAL OVERVIEW

MB2 Dental, headquartered in Carrollton, Texas, is a pioneering Dental Partnership Organization (DPO) founded in 2007 by Dr. Chris Steven Villanueva. The company has introduced a unique joint venture model that empowers dentists to retain clinical autonomy while benefiting from the resources and support of a larger organization. This model allows doctors to maintain their branding and control, earn through multiple revenue streams, and reinvest in the parent company. As of the end of 2024, MB2 Dental has partnered with over 700 general and specialty dental practices across 43 states, reflecting its rapid expansion and appeal among dental professionals.

In recognition of its significant growth, MB2 Dental was ranked #102 on the 2024 Inc. Regionals Southwest list, marking the third time the company has appeared on this prestigious list. Between 2022 and 2023, MB2 Dental achieved a two-year revenue growth rate of 109%, underscoring the effectiveness of its partnership model. In 2024, the company expanded its network by adding 108 new practices and entered five new states, increasing its national footprint to 44 states. Additionally, MB2 Dental secured \$2.3 billion in unitranche debt financing and received a \$525 million investment from Warburg Pincus, marking its third recapitalization in seven years. These milestones highlight MB2 Dental's commitment to empowering dentists and transforming the dental industry through its innovative partnership approach.

WWW.MB2DENTAL.COM



Representative Photo



HEADQUARTERS
CARROLLTON
TEXAS



800+
TOTAL LOCATIONS
WITH 12,500+ EMPLOYEES



YEAR FOUNDED
2007



MB2 DENTAL REACHES SIGNIFICANT MILESTONES IN 2025, SURPASSING 800 PRACTICES AND LAUNCHING CARABELLI CLUB

January 6, 2026

MB2 Dental, the nation's first and largest dental partnership organization (DPO), closed out 2025 with notable achievements in growth, innovation, and impactful initiatives. The year was a pivotal moment in the company's mission to uphold the integrity of private practice and empower dental professionals nationwide.

"Closing the year with more than 800 practices and launching Carabelli Club are incredible milestones for MB2," said Dr. Chris Steven Villanueva, founder and chief executive officer of MB2 Dental. "Every one of these practices chose a partnership over a buyout. They kept their names on the door, maintained full clinical autonomy, and gained the resources to grow without compromise. That shared commitment is what sets our community apart and drives momentum into the year ahead."

Read more [HERE](#).
Source: MB2Dental

DEMOGRAPHICS HOPKINSVILLE

POPULATION	1 MI	3 MI	5 MI	7 MI
2025 Total	3,438	22,439	33,223	36,339
2020 Total	3,532	22,698	33,787	36,868
2010 Total	3,268	22,362	34,846	37,733
Total Daytime Population	3,774	32,610	52,954	57,790
HOUSEHOLDS	1 MI	3 MI	5 MI	7 MI
2025 Total Households	1,409	9,758	13,955	15,121
INCOME	1 MI	3 MI	5 MI	7 MI
2025 Median Household Income	\$66,678	\$56,141	\$51,886	\$53,307
2025 Average Household Income	\$79,049	\$70,384	\$66,306	\$69,245

HIGHLIGHTS

36,339 Total Population within 7 Miles

\$79,049 Average Income within 1 Mile

15,121 Total Households within 7 Miles



HOPKINSVILLE, KY



ABOUT

Hopkinsville, Kentucky is a growing regional community located in southwestern Kentucky near the Tennessee border. As the county seat of Christian County, it serves as a hub for agriculture, manufacturing, and military-related activity, supported by its proximity to Fort Campbell. The city offers a business-friendly environment and a strong sense of community, with steady population stability and economic development. With its strategic location and diverse economic base, Hopkinsville is positioned for continued growth and investment.



ATTRACTIONS

Hopkinsville, Kentucky offers a variety of attractions that highlight its history, culture, and outdoor recreation. The city is known for the Trail of Tears Commemorative Park and the Pennyroyal Area Museum, which showcase its rich heritage. Outdoor enthusiasts can explore nearby Pennyroyal Forest State Resort Park, offering hiking, fishing, and camping opportunities. In addition, Hopkinsville hosts community events and festivals throughout the year, creating a welcoming and engaging atmosphere for residents and visitors alike.



ECONOMY

Hopkinsville, Kentucky has a diverse economy supported by agriculture, manufacturing, and military presence. The nearby Fort Campbell Army installation is a major economic driver, contributing to job growth and regional stability. Local industries include food processing, distribution, and advanced manufacturing, supported by a skilled workforce. With its strategic location and continued investment in infrastructure, Hopkinsville maintains a stable and growing economic environment.



EDUCATION

Hopkinsville, Kentucky offers a strong educational foundation through its public and private school systems, serving students across Christian County. The city is home to Hopkinsville Community College, which provides workforce development and higher education opportunities. In addition, its proximity to Fort Campbell supports educational resources for military families. Together, these institutions contribute to a well-rounded and skilled talent pipeline for the local economy.



TRANSPORTATION

Hopkinsville, Kentucky provides convenient transportation access through a network of highways and regional connections. The city is located near major routes including U.S. Highway 41 and Interstate 24, linking it to Nashville and other key markets. Hopkinsville-Christian County Airport supports general aviation, while Nashville International Airport offers broader commercial travel options within a reasonable drive. This accessibility supports efficient movement of goods, services, and commuters throughout the region.

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