



## Essential-Use Medical Investment

Long-term veterinary tenancy in a suburban Atlanta growth corridor.

## Single-Tenant Veterinary Investment BridgeMill Animal Hospital

9560 Bells Ferry Road  
Canton, GA 30114



McWhirter

## Brokerage Team:



**Nelson Vinson**  
Partner  
(678) 385-2718  
nrv@mcwrealty.com



**Barry McWhirter**  
President  
(678) 385-2727  
bem@mcwrealty.com



**McWhirter Realty Partners, LLC**  
294 Interstate North Circle, SE  
Building 2, Suite 150  
(770) 955-2000

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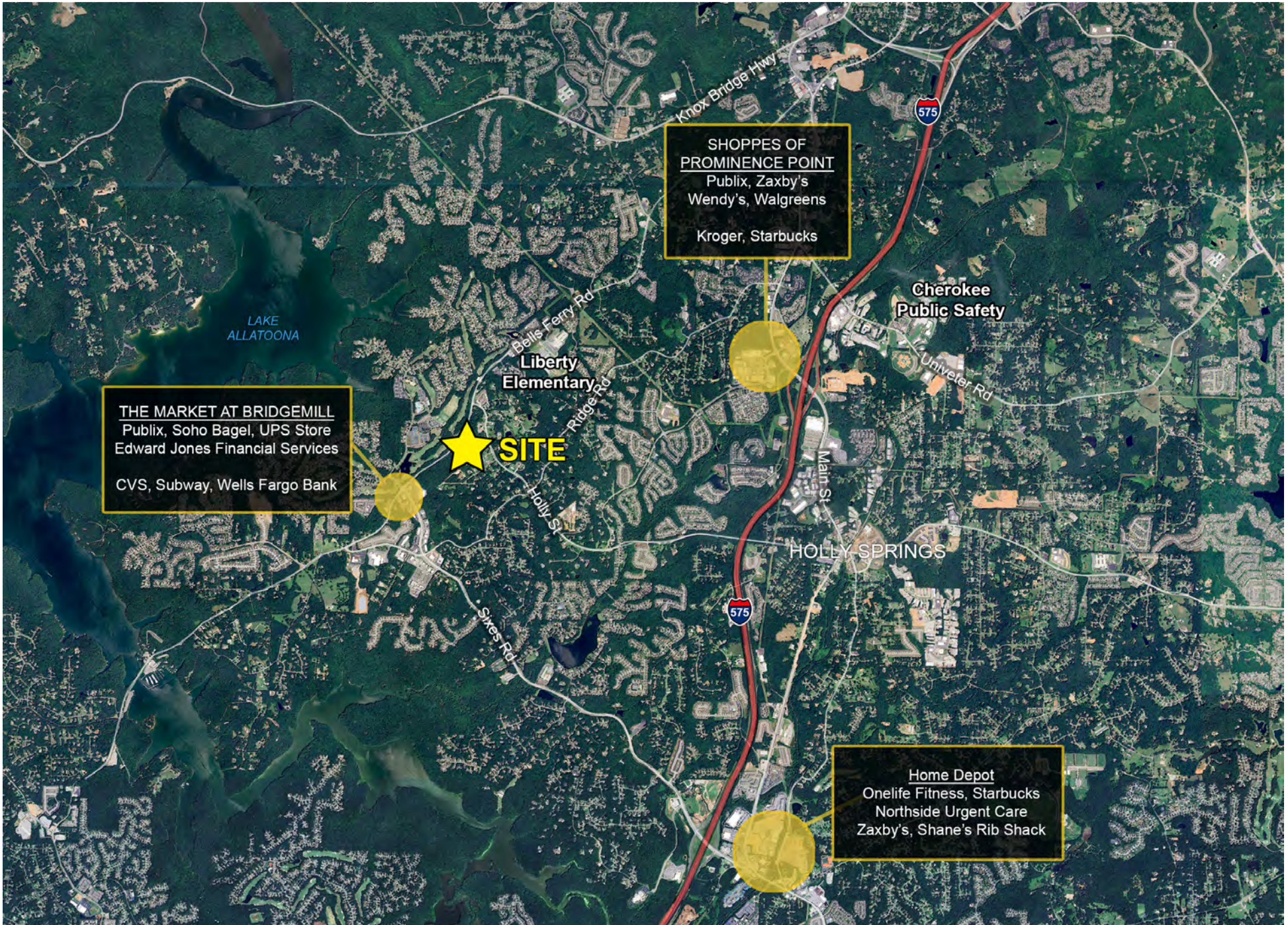


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**THE MARKET AT BRIDGEMILL**  
Publix, Soho Bagel, UPS Store  
Edward Jones Financial Services  
CVS, Subway, Wells Fargo Bank

**SHOPPES OF PROMINENCE POINT**  
Publix, Zaxby's  
Wendy's, Walgreens  
Kroger, Starbucks

**Home Depot**  
Onelife Fitness, Starbucks  
Northside Urgent Care  
Zaxby's, Shane's Rib Shack

## Executive Summary

9560 Bells Ferry Road presents the opportunity to acquire a fully leased, single-tenant medical investment in the rapidly growing Canton submarket of North Metro Atlanta. The property is occupied by **NVA Bridgemill Veterinary Management, LLC\* (an operating company of National Veterinary Associates (NVA))**, a leading national veterinary services organization with a national footprint. NVA is a privately held company estimated at approximately **\$6 billion in revenue**, operating **more than 1,500 veterinary clinics and pet care facilities** across the United States and internationally, which adds significant institutional credit strength to the tenancy. The lease provides stable cash flow with a remaining term through January 31, 2031.

## Property Description

The property consists of a 9,654-square-foot freestanding medical building situated on approximately 1.3 acres with strong visibility and convenient access along Bells Ferry Road, a major arterial connecting Canton to Woodstock and surrounding residential communities. The building configuration and site size provide long-term functional utility for veterinary or broader medical use.

Key physical highlights include:

- Single-story, purpose-built medical facility
- Dedicated on-site parking
- Prominent frontage on Bells Ferry Road
- Large parcel supporting future adaptability or expansion

## Location Overview

Canton is one of Metro Atlanta's fastest-growing suburban markets, benefiting from:

- Strong residential growth
- Household formation fueled by North Fulton and Cherokee County expansion
- Proximity to Woodstock, I-575, and major employment corridors

The Bells Ferry Road corridor serves as a key commuter and retail artery, supporting medical and service-oriented uses with strong daily traffic and neighborhood access.

## Investment Highlights

- **Lease Type:** Investment sale – occupied
- **Lease Term Remaining:** Through January 31, 2031
- **Tenant Responsibility:** (Assumed) Net structure typical for single-tenant medical properties (Investors should verify expense responsibilities during due diligence)
- **Income Stability:** Fixed contractual lease in place

## Financial Summary

- **Offered Price:** \$2,600,000
- **Annual Net Operating Income (NOI):** \$142,800

**Offered Price**  
\$2,600,000

**Property Type**  
Single-Tenant  
Net-Leased Medical

**Tenant**  
National Veterinary  
Associates\*

**Lease Expiration**  
January 31, 2031

**Building Size**  
9,654± SF

**Land Size**  
1.3± Ac

**Occupancy**  
100%

## Financial Summary

Purchase Price: \$2,600,000

## Pricing Metrics

- Price Per SF: \$269.30/SF
- Land-to-Building Ratio: Favorable for long-term medical use

## Income

Rent (05/01/26 - 04/30/27): \$144,248.10

Repairs/Maintenance Reserve (\$0.15/sf): ( 1,440.00 )

Effective Net Income: \$142,800.00





## Tenant Profile – National Veterinary Associates, Inc.



National Veterinary Associates was founded in 1997 and today, operates more than 1500 clinics in the U.S. and Canada. In addition to the NVA General Practice, NVA operates other brands such as ETHOS Veterinary Health, NVA Pet Resorts and NVA Equine. The combined operations report approximately \$6 billion in revenue.

### Lease Terms

Premises	9,654 RSF [100 % of Property]	
Lease Start	02/01/2021	
Lease End	01/31/2031	
Options	Two (2) Five Year Options	
Base Rent Schedule	2/1/2021	\$10,833.33
	2/1/2022	\$11,049.99
	2/1/2023	\$11,270.99
	2/1/2024	\$11,496.42
	2/1/2025	\$11,726.35
	2/1/2026	\$11,960.87
	2/1/2027	\$12,200.09
	2/1/2028	\$12,444.09
	2/1/2029	\$12,692.97
2/1/2030	\$12,946.83	

### Landlord/Tenant Obligations:

- Landlord is responsible for roof, structure, exterior walls, and parking lot [Section 7 (C)].
- Tenant is responsible for all taxes, insurance, interior maintenance, including HVAC and landscaping. Other than Landlord's obligations this is a NNN lease [Section 7(A)]