




CROWNPOINT
PARTNERS

IN ASSOCIATION WITH SCOTT REID & PARASELL, INC. · P: 949.942.6585 · A LICENSED NEW YORK REAL ESTATE BROKER #10991231395

HUDSON DENTAL · SALE LEASEBACK · VESTAL, NY

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INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 10 Year Absolute Net Lease
- Zero Landlord Responsibilities
- Occupied by a well-established company with a history of success and industry leadership
- Attractive Annual 3% Rent Increases in Base Term and Options
- Essential Use Medical Tenant that is Resilient through Economic Cycles
- 5,781 SF, Two Story Building Positioned on 1.5 Acres with Excellent Visibility and Access
- Vestal benefits from strong local demographics, steady population growth, and proximity to major employment hubs like Binghamton University and UHS Hospitals—driving long-term tenant demand and market stability
- Situated on N. Main Street with convenient access to NY-17 and I-81, the property offers strong visibility and seamless connectivity throughout the Binghamton-Vestal region and Greater Southern Tier of New York.
- 100% Bonus Depreciation Available. Consult Cost Segregation Advisor for More Information. *Recommendations Available*

INVESTMENT OFFERING

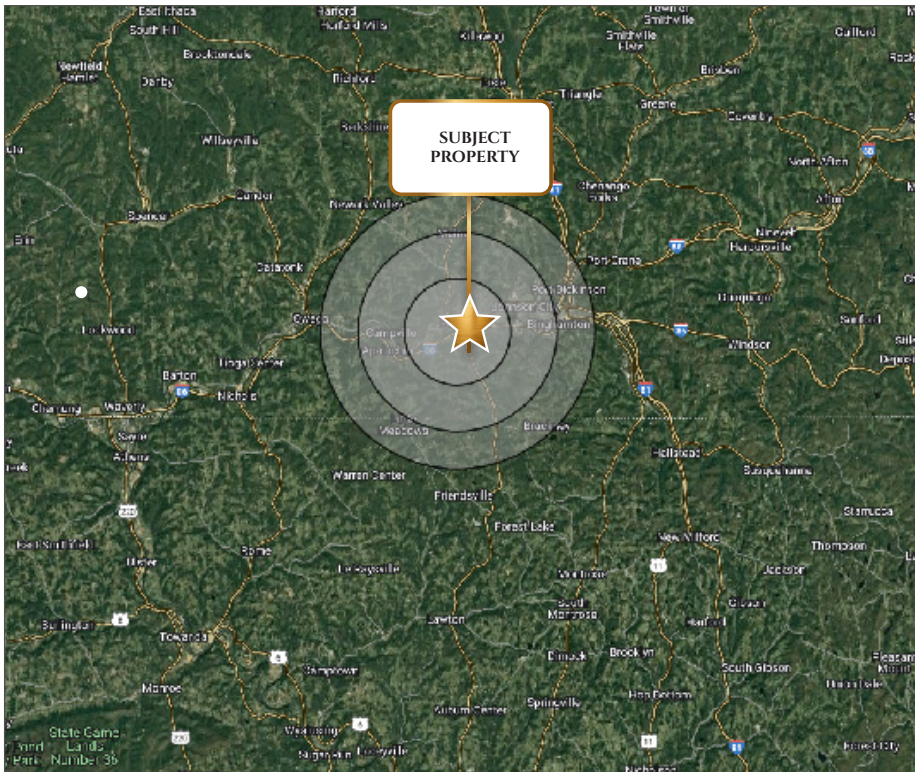
ADDRESS	301 N MAIN STREET VESTAL, NY
PRICE	\$828,571
CAP RATE	7.00%
LEASE TYPE	ABSOLUTE NET
TERM REMAINING	10 YEARS



INVESTMENT HIGHLIGHTS



POPULATION	1-MILE	3-MILE	5-MILE
2024 POPULATION	8,869	42,266	71,934
HOUSEHOLDS			
2024 HOUSEHOLDS	4,047	18,782	28,198
INCOME			
AVG HOUSEHOLD INCOME	\$71,834	\$82,910	\$91,572



LOCATION HIGHLIGHTS

- Strategically Located Along North Main Street, One of Vestal’s Primary Commercial Corridors With Strong Daily Traffic Counts
- Positioned Near the Intersection of North Main Street and Major Local Roadways, Providing Convenient Access Throughout the Greater Binghamton Area
- Located Less Than 10 Minutes From Downtown Binghamton, Offering Connectivity to a Broader Regional Employment and Healthcare Base
- Immediate Proximity to SUNY Binghamton, a Major Economic and Population Driver Supporting Consistent Daytime and Residential Demand
- Surrounded by a Dense Mix of Residential Neighborhoods, Retail Centers, Medical Offices, and Service-Oriented Businesses
- Close to Major Retailers Including Wegmans, Target, Lowe’s, and National Restaurant Concepts That Drive Sustained Area Traffic
- Easy Access to Route 17 (Future I-86) and Route 434 Supports Regional Mobility and Convenient Commuter Access
- Vestal Benefits From a Stable Local Economy Anchored by Education, Healthcare, and Professional Services Employment

TENANT SUMMARY



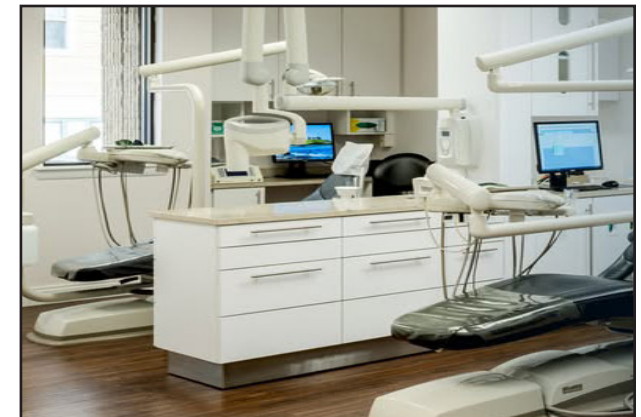
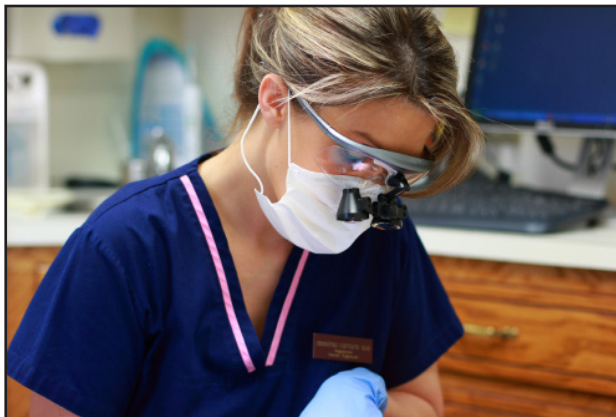
OVERVIEW

PARENT COMPANY	HUDSON DENTAL
HEADQUARTERS	NEW YORK, NY
NO. OF LOCATIONS	6
PROJECTED EOY LOCATIONS	50+
FOUNDED	2023



Hudson Dental is a Northeast-based dental support organization focused on helping dentist-owners grow while preserving their clinical autonomy. Founded to relieve operational burdens, Hudson offers support in HR, billing, marketing, credentialing, procurement, and compliance—without altering each practice’s brand or standards.

Supporting general, pediatric, orthodontic, and endodontic care, Hudson streamlines operations, enhances profitability, and prioritizes patient outcomes. With a scalable model and dentist-first values, Hudson Dental is building a strong reputation for thoughtful, sustainable DSO integration across the region.



PROPERTY PRICING



PROPERTY SUMMARY

ADDRESS	301 N. MAIN STREET VESTAL, NY 13850
YEAR BUILT/RENOV.	1895/1990
GLA	5,781 SF
ZONING	COMMERCIAL
OWNERSHIP	FEE SIMPLE

LEASE OVERVIEW

TENANT	HUDSON DENTAL
GUARANTOR	CORPORATE
LEASE TYPE	ABSOLUTE NET
LEASE COMMENCEMENT	CLOSE OF ESCROW
TERM REMAINING	10 YEARS
RENTAL INCREASES	3% ANNUAL
OPTIONS	2X 5 YEAR

PRICING

PRICE	\$828,571
CAP RATE	7.00%
PRICE/SF	\$143.33

ANNUALIZED OPERATING DATA

YEAR	ANNUAL RENT	CAP RATE	RENT / SF
YEAR 1	\$58,000	7.00%	\$10.03
YEAR 2	\$59,740	7.21%	\$10.33

3% Annual Rent Increases Continue for Remainder of Lease



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