

# MB2 DENTAL

234 NATCHEZ TRACE AVE, BOWLING GREEN, KY 42103



*Actual Site*



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



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



118,225 RESIDENTS IN PRIMARY  
TRADE AREA WITH DAYTIME  
POPULATION OF 135,855

# OFFERING SUMMARY



## PROPERTY DETAILS

<b>ADDRESS</b>	234 Natchez Trace Ave, Bowling Green, KY 42103
<b>TENANT</b>	MB2 Dental Solutions, LLC
<b>BUILDING SIZE</b>	7,710 SF
<b>ACREAGE</b>	±1.21
<b>YEAR BUILT</b>	2021
<b>RENT COMMENCEMENT</b>	4/1/2024
<b>RENT EXPIRATION</b>	3/31/2034
<b>TERM REMAINING</b>	8 Years
<b>LEASE TYPE</b>	NNN
<b>ROOF &amp; STRUCTURE</b>	Landlord Responsible
<b>NOI</b>	\$195,647
<b>INCREASES</b>	1.5% Annual Increases

**\$2,898,000**

PRICE

**6.75%**

CAP RATE

## RENT SUMMARY

TERM	MONTHLY	ANNUAL
YEAR 2	\$16,303.95	\$195,647.40
YEAR 3	\$16,548.51	\$198,582.11
YEAR 4	\$16,796.74	\$201,560.84
YEAR 5	\$17,048.69	\$204,584.26
YEAR 6	\$17,304.42	\$207,653.02
YEAR 7	\$17,563.98	\$210,767.81
YEAR 8	\$17,827.44	\$213,929.33
YEAR 9	\$18,094.86	\$217,138.27
YEAR 10	\$18,366.28	\$220,395.35



## 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 2021 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

- **118,225 Residents in Primary Trade Area**  
*135,855 total daytime population*
- **High-Growth Market with 30% Population Increase Since 2010**  
*Affluent area with an average household income of \$97,149 in 3-mile radius*
- **Strategically Located Within Medical Office Park**  
*Surrounded by thousands of apartment units*
- **5 Miles to Western Kentucky University with 15,920 Students**  
*4,646 employees and \$1.6 billion economic impact*
- **Just Off I-65 with 88,000 VPD and Direct Access to Nashville**  
*Minutes to several K-12 schools with 22,400 combined students*
- **Minutes to Fruit of the Loom Headquarters and Distribution Center**  
*Approximately 1,000 employees*

165

65

31,449 VPD

88,200 VPD

14,556 VPD

US RTE 68

165

65

27,514 VPD

DOWNTOWN BOWLING GREEN

Med Center Health

DOLLAR TREE

ACE Hardware

HARBOR FREIGHT TOOLS  
Quality Tools at Ridiculously Low Prices

WKU

WESTERN KENTUCKY UNIVERSITY  
15,920 STUDENTS, 4,646 EMPLOYEES

KCTCS

HOBBY LOBBY

TriStar Greenview  
REGIONAL HOSPITAL

REGIONAL AIRPORT

Kroger

TARGET

LOWE'S

BEST BUY

Walmart

TJ-MAXX

McDonald's  
Starbucks  
CHIPOTLE

FRUIT OF THE LOOM

GREENWOOD MALL  
3M ANNUAL VISITORS

Sams CLUB

HEADQUARTERS  
1,000 EMPLOYEES

Kroger HOBBY LOBBY Starbucks

SUBJECT PROPERTY



RESIDENTIAL COMMUNITIES  
118,225 RESIDENTS IN  
PRIMARY TRADE AREA

 **BRIARWOOD ELEMENTARY SCHOOL**  
664 STUDENTS


 **THE HUB APARTMENTS**  
590 UNITS

 **18,941 VPD**

 **MOUNT VICTOR OLDE TOWNE LUXURY APARTMENTS**  
256 UNITS

 **88,200 VPD**

 **FRANKLIN BANK**  
*Trust Company*

 **Med Center Health**

 **INTERSTATE 65**

 **EMBASSY SUITES**

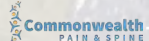
 **TENNESSEE RETINA**

 **SPARTAN CYBER SERVICES**

**SUBJECT PROPERTY**


**Morgan Stanley**

 **American Bank & Trust**  
*Traditional Banking at Its Best.*

 **Commonwealth PAIN & SPINE**

 **FRESENIUS KIDNEY CARE**

 **TEAM KENTUCKY**  
CABINET FOR HEALTH AND FAMILY SERVICES

 **BOWLING GREEN-WOODHURST AIRPORT**  
566 ACRES

**LOVERS LN**

**NATCHEZ TRACE AVE**

 **genoa healthcare**

 **FAIRVIEW COMMUNITY HEALTH CENTER**

 **Davita**

 **Arcadia SENIOR LIVING**

 **Liberty FEDERAL CREDIT UNION**

 **CUMBERLAND TRACE ELEMENTARY SCHOOL**  
618 STUDENTS

 **RESIDENTIAL COMMUNITIES**  
118,225 RESIDENTS IN PRIMARY TRADE AREA

 **TRADITIONS LANDING APARTMENTS**  
91 UNITS

# 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](http://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 BOWLING GREEN

POPULATION	1 MI	3 MI	5 MI	7 MI
<b>2025 Total</b>	<b>4,284</b>	<b>35,826</b>	<b>91,033</b>	<b>118,225</b>
2020 Total	2,749	32,342	82,884	108,157
2010 Total	1,692	27,948	71,501	90,534
Total Daytime Population	3,624	56,310	110,159	135,855
HOUSEHOLDS	1 MI	3 MI	5 MI	7 MI
<b>2025 Total Households</b>	<b>2,018</b>	<b>15,798</b>	<b>36,302</b>	<b>46,225</b>
INCOME	1 MI	3 MI	5 MI	7 MI
2025 Median Household Income	\$77,857	\$62,224	\$55,643	\$60,838
<b>2025 Average Household Income</b>	<b>\$110,928</b>	<b>\$97,149</b>	<b>\$81,912</b>	<b>\$85,336</b>

## HIGHLIGHTS

**118,225** Total Population within 7 Miles

**\$110,928** Average Income within 1 Mile

**46,225** Total Households within 7 Miles



# BOWLING GREEN, KY



## ABOUT

Bowling Green, Kentucky is a dynamic and growing regional hub located along the I-65 corridor between Louisville and Nashville. As the third-largest city in the state, it serves as a center for education, manufacturing, and healthcare, anchored by Western Kentucky University and the General Motors Corvette Assembly Plant. The city offers a business-friendly environment, a skilled workforce, and strong population growth. With ongoing development, strategic location, and diverse economic drivers, Bowling Green is well-positioned for continued investment and expansion.



### ATTRACTIONS

Bowling Green, Kentucky offers a variety of attractions that appeal to visitors of all ages. The city is best known as the home of the National Corvette Museum and the GM Corvette Assembly Plant, drawing automotive enthusiasts from across the country. Outdoor lovers can explore the nearby Lost River Cave and Beech Bend Park, which provide opportunities for boating, hiking, and family-friendly entertainment. In addition, Bowling Green's historic downtown features local shops, restaurants, and cultural venues that create a lively and welcoming atmosphere.



### EDUCATION

Bowling Green, Kentucky is a strong center for education, anchored by Western Kentucky University, which provides a wide range of undergraduate, graduate, and professional programs. The presence of WKU supports a highly educated workforce and contributes to the city's cultural and economic vitality. In addition to higher education, Bowling Green is served by well-regarded public and private K-12 school systems that offer diverse academic and extracurricular opportunities. Together, these institutions make Bowling Green an attractive location for students, families, and employers seeking a skilled talent pipeline.



### ECONOMY

Bowling Green, Kentucky boasts a diverse and resilient economy driven by manufacturing, education, healthcare, and retail sectors. The city is home to the General Motors Corvette Assembly Plant, a major economic anchor that supports a strong industrial base. Its strategic location along the I-65 corridor enhances access to regional markets, supporting logistics and continued business growth. With ongoing development, a skilled workforce, and a pro-business environment, Bowling Green continues to attract new investment and economic expansion.



### TRANSPORTATION

Bowling Green, Kentucky offers strong transportation connectivity, making it an accessible and strategic location for residents and businesses alike. The city is positioned along Interstate 65, providing direct routes to major markets such as Nashville and Louisville. Bowling Green-Warren County Regional Airport supports general aviation needs, while nearby Nashville International Airport offers extensive domestic and international travel options. In addition, a network of state highways and local transit services helps facilitate efficient movement throughout the region.

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