



ASPEN DENTAL

Dense Retail Corridor | Proximity to Lake Cumberland Area

2911 S Hwy 27, Somerset, KY 42501

OFFERING MEMORANDUM

Marcus & Millichap
PATEL YOZWIAK GROUP

TENANT SUMMARY // ASPEN DENTAL

AspenDental Aspen Dental, is an American dental support organization that supports Aspen Dental-branded dentistry locations. Its headquarters is in Chicago, Illinois.

The organization provides support services to around 1,100 independently owned dental offices in the United States. Aspen Dental branded dentistry locations are targeted at individuals who may not currently have a relationship with a dental provider or otherwise face financial or other barriers to care. Aspen Dental was founded in 1998 in East Syracuse, NY. By 2000, Aspen Dental had expanded to 33 locations in New York, Connecticut, Rhode Island, and Massachusetts. Aspen Dental practices are all independently owned by licensed dentists. The Aspen Group (TAG) is the parent company of Aspen Dental.

CORPORATE PROFILE	
Founded:	1998
Headquarters:	Chicago, IL
Total Locations:	1,000+
Parent Company:	The Aspen Group (TAG)
Employees:	5,000+

Ranking Overview

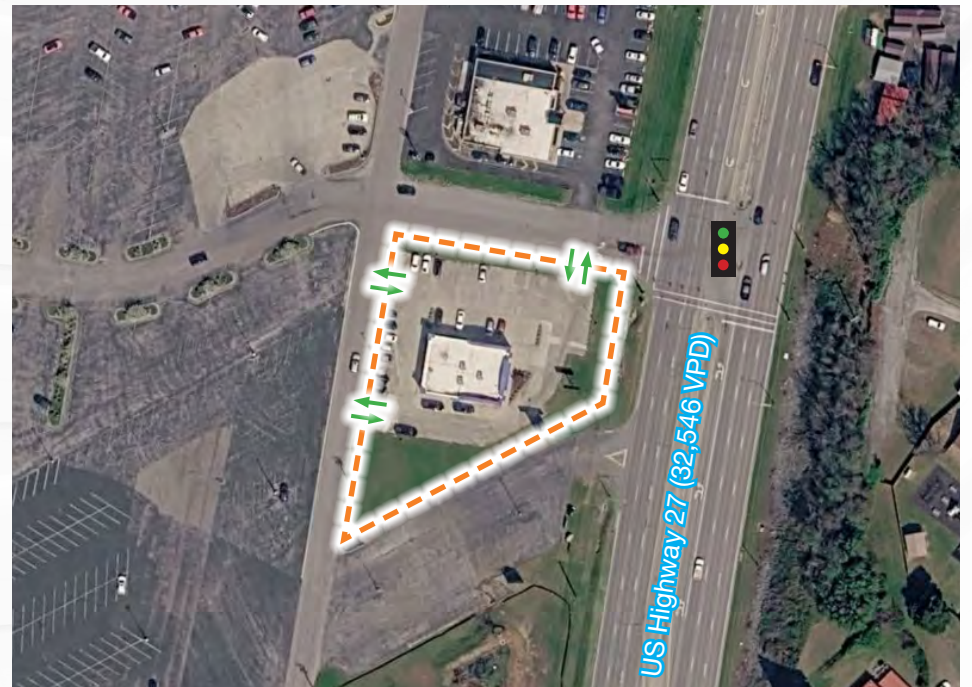
Aspen Dental
5 Hwy 27, Somerset, KY



Chain: Aspen Dental | Visits | May 1st, 2025 - Apr 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



PROPERTY PHOTOS // 2911 S HIGHWAY 27



HIGHLIGHTS // ASPEN DENTAL

- **SINGLE TENANT ASPEN DENTAL LOCATION:** 3,509-SF on a 0.79 acre lot with 25 parking spaces.
- **DOUBLE NET LEASE:** 2014 renovations with just over 8 years remaining on the original NN lease. Landlord responsible for roof, structure and HVAC replacement.
- **RENTAL INCREASES IN EACH OPTION:** Rental increase coming in 2029 and 8% rental increases in each of four, 5-year renewal options.
- **CORPORATE GUARANTEE:** Lease is guaranteed by Aspen Dental Management, with over 1,000 locations across 46 states.
- **FEE SIMPLE OWNERSHIP:** Provides the buyer with the highest form of real estate ownership and absolute control over the asset.
- **HIGH VISIBILITY LOCATION:** Outparcel to shopping center with lighted pylon sign and easy access from all traffic directions. Three points of ingress and egress.
- **DENSE RETAIL HUB:** Located near multiple national tenants including Hobby Lobby, TJ Maxx, Tractor Supply, Ollie's, Planet Fitness, Dunham's, Pizza Hut, Taco Bell, 7 Brew, Texas Roadhouse, Kroger, Chick Fil A, Walmart Supercenter, Lowe's and more.
- **STABLE TRAFFIC CORRIDOR:** Located along US Highway 27 seeing 32,500 vehicles per day (VPD).
- **4 MILES FROM LAKE CUMBERLAND:** Lake Cumberland is a major boating and outdoor recreation destination in Kentucky with 1,200 miles of shoreline and multiple marinas attracting 4 million annual visitors.
- **TOURISM DESTINATION:** Somerset is known as the "Capital of Lake Cumberland" due to its proximity and infrastructure supporting large visitor volume.
- **STABLE DEMOGRAPHICS:** The population exceeds 34,300 within 5-miles and has been steadily increasing since 2000.

OFFERING SUMMARY // ASPEN DENTAL

\$1,944,984

LIST PRICE

6.30%

CAP RATE

\$554

PRICE/SF



RENT SCHEDULE

Start	End	Annual Rent	Monthly Rent	Rent/SF	% Incr.
Current	7/31/2029	\$122,534	\$10,211.19	\$34.92	-
8/1/2029	7/31/2034	\$126,078	\$10,506.53	\$35.93	3.00%
Option 1	7/31/2039	\$136,184	\$11,348.69	\$38.81	8.00%
Option 2	7/31/2044	\$147,062	\$12,255.18	\$41.91	8.00%
Option 3	7/31/2049	\$158,817	\$13,234.78	\$45.26	8.00%
Option 4	7/31/2054	\$171,519	\$14,293.33	\$48.88	8.00%

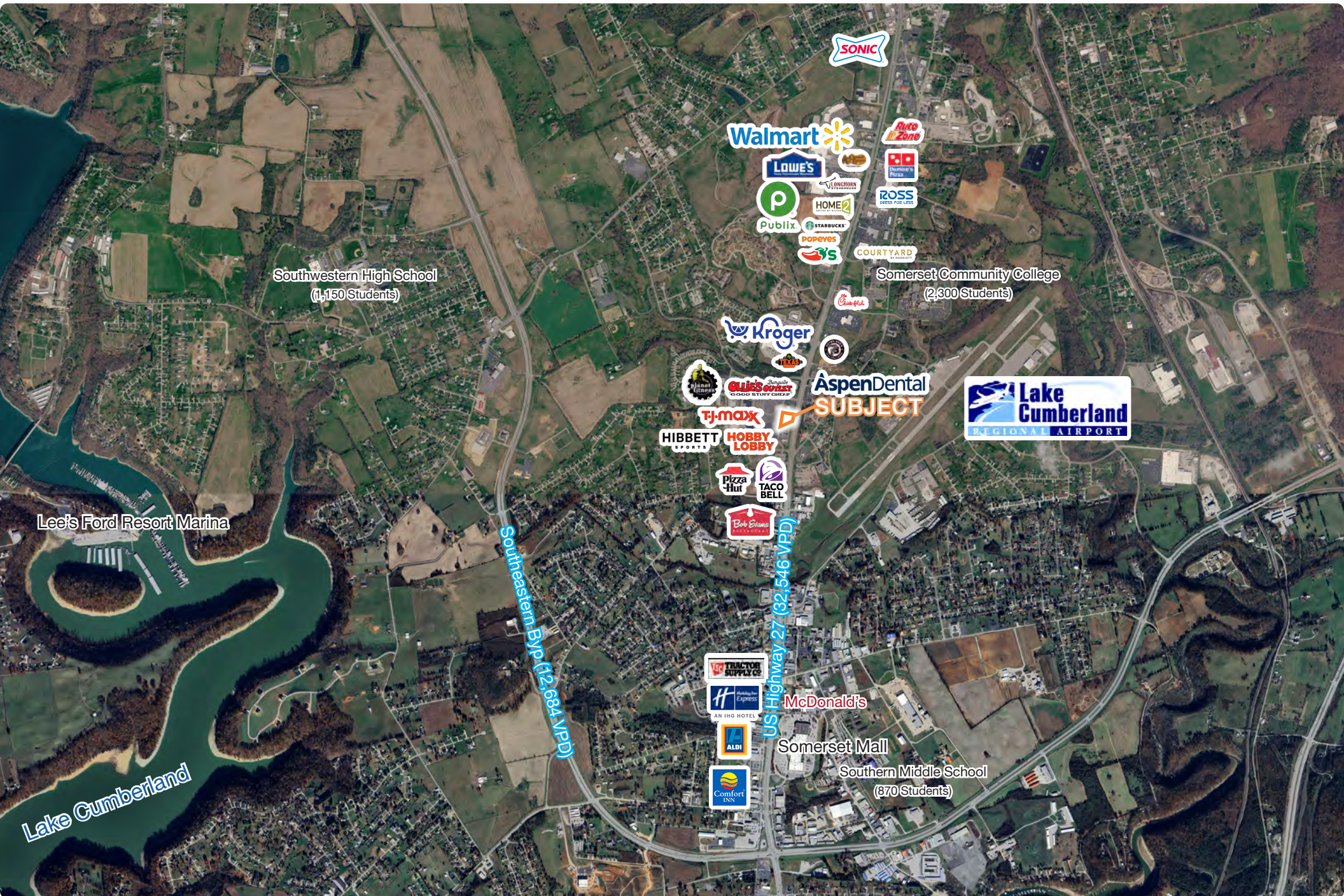
PROPERTY DESCRIPTION

Address:	2911 S Hwy 27, Somerset, KY 42501
Year Built/Renovated:	1990/2014
Lot Size:	+/-0.79-Acres
GLA:	3,509-Sq. Ft.
Type of Ownership:	Fee Simple

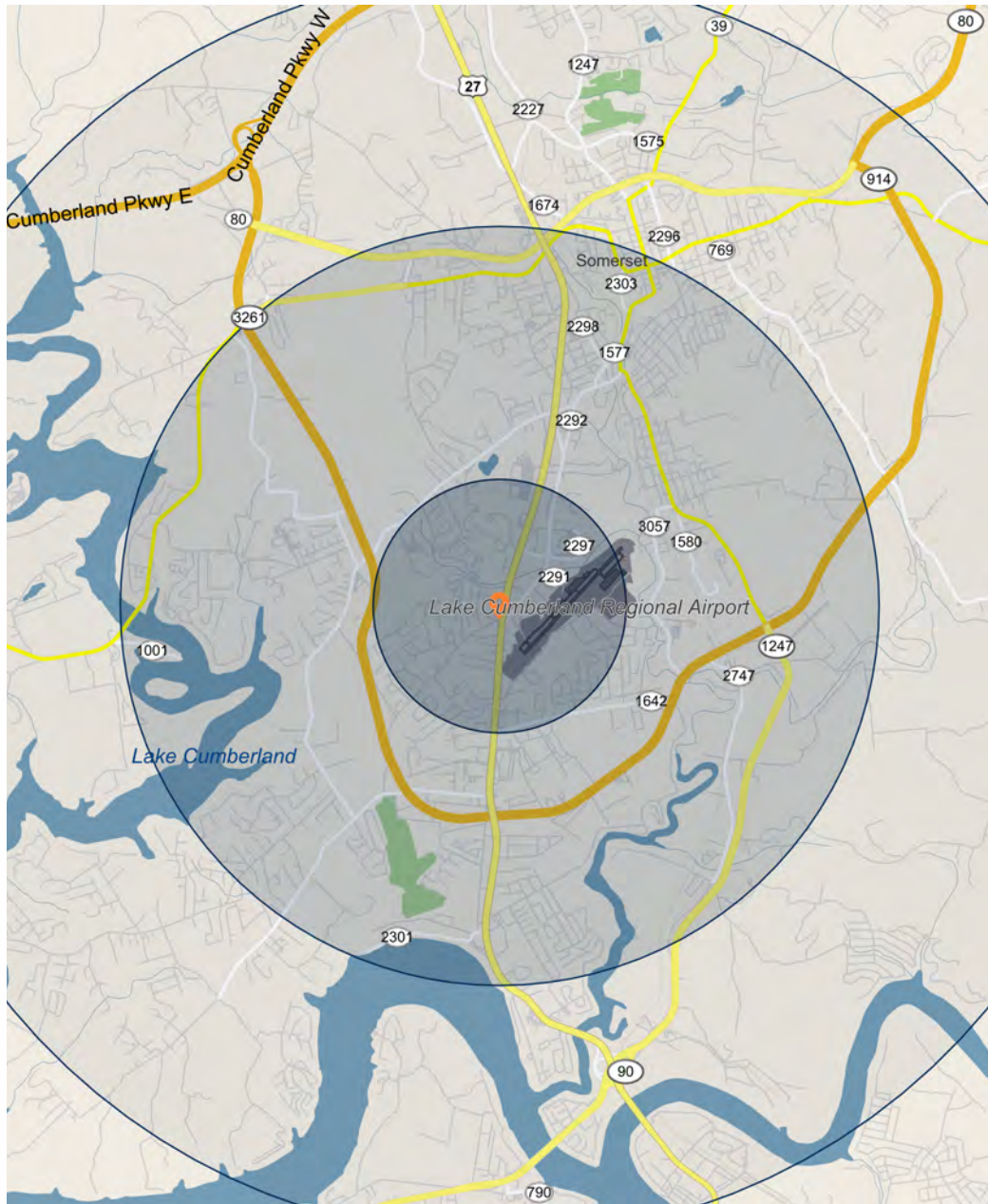
LEASE ABSTRACT

Tenant:	Aspen Dental
Lease Type:	Double Net (NN)
Lease Commencement:	08/01/2014
Lease Expiration:	07/31/2034
Lease Term Remaining:	8 Years
Option Terms:	Four, 5-Year Options Remaining
Rental Increases:	3% In 2029 & 8% In Each Option
LL Responsibility:	Roof, structure, foundation, outer walls, underground utilities, all capital improvements & full-term HVAC.
Tenant Responsibility:	All interior maintenance/repair, HVAC service contract, surface parking, landscaping, sidewalks, trash, 100% of real estate taxes insurance & utilities.
Guarantor:	Corporate

REGIONAL AERIAL // SOMERSET, KY



DEMOGRAPHIC REPORT // SOMERSET, KY



POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection	2,583	18,994	34,406
2025 Estimate	2,573	18,965	34,323
2020 Census	2,487	18,624	33,583
2010 Census	2,454	17,852	31,964
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average	\$58,953	\$63,233	\$67,671
Median	\$50,026	\$46,996	\$51,003
Per Capita	\$25,142	\$25,884	\$27,488
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection	1,086	7,651	14,046
2025 Estimate	1,075	7,597	13,938
2020 Census	1,052	7,494	13,732
2010 Census	980	7,283	13,194
HOUSING	1 Mile	3 Miles	5 Miles
Median Home Value	\$172,606	\$179,387	\$185,608
EMPLOYMENT	1 Mile	3 Miles	5 Miles
2025 Daytime Population	3,492	25,822	43,124
2025 Unemployment	3.20%	2.97%	3.02%
Average Time Traveled (Minutes)	19	20	21
EDUCATIONAL ATTAINMENT	1 Mile	3 Miles	5 Miles
High School Graduate (12)	1.28%	2.34%	2.16%
Some College (13-15)	45.47%	39.56%	40.03%
Associate Degree Only	14.43%	13.37%	13.38%
Bachelor's Degree Only	11.17%	10.08%	8.71%
Graduate Degree	14.95%	16.96%	19.72%

MARKET SUMMARY // SOMERSET, KY

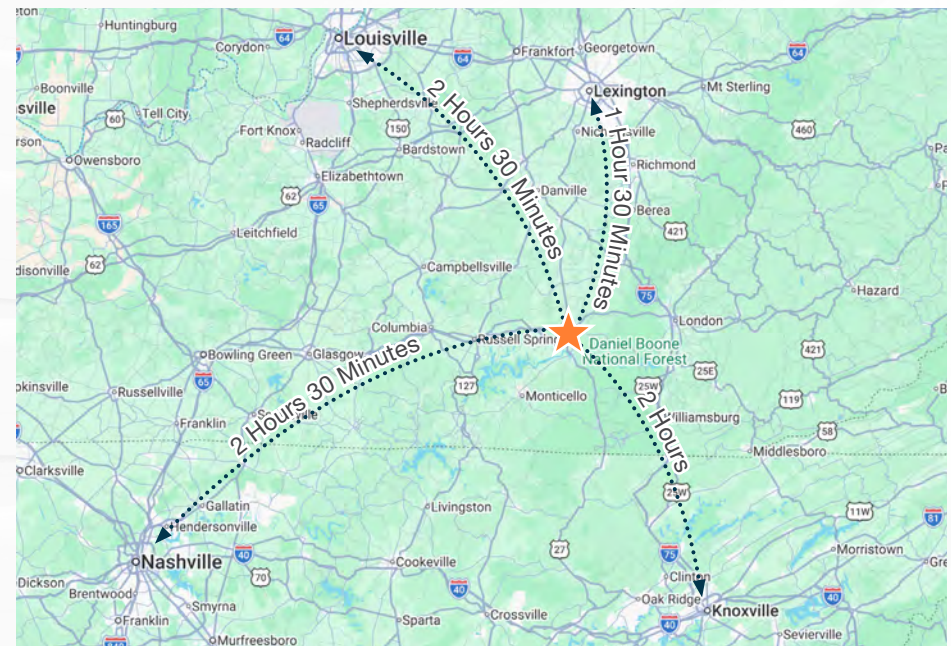


Somerset is a city in and the county seat of Pulaski County, Kentucky. The city is located at the eastern end of Kentucky's Mississippian Plateau; however, the micropolitan area extends eastward into the Appalachian Plateau, and northward to Kentucky's Outer Bluegrass region. Thus, the area shows variations in landforms and scenery.

Nearby Lake Cumberland is one of the largest man-made lakes in the world (101 miles in length, with an average depth of 85 feet). Somerset is also near Cumberland Falls and the Big South Fork National River and Recreation Area; its tourism industries are, in part, due to its scenic and varied landscape.

Somerset is the jumping-off point to experience Lake Cumberland and the Spirit of Southern Kentucky; a range of seasons where just spending some quiet time staring out at our surrounding landscapes can feel life changing. Of course, if you want to turn up the intensity, the wide-open outdoors are here. Or if you want to soak up the local atmosphere, nightlife, shopping, music, history, and the arts are just waiting to be experienced. So whatever adventure floats your boat, find it here.

Somerset, Pulaski County, is The Capital of Lake Cumberland, where every year more than 4 million visitors enjoy “real life, unsalted™” on Lake Cumberland’s more than 1,200 miles of shoreline and 63,000 surface acres of water. Boating, watersports, hiking, camping, mountain biking, outdoor art, culinary excellence, and a robust entertainment scene combine to deliver an authentic southern Kentucky adventure.



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