

AspenDental

Representative Photo

ASPEN DENTAL

Brand New Construction 10+ Year NN Lease—Walmart Shadow Anchor

3102 East Elk Ln., Fremont, NE 68025

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Property Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

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Aspen Dental | Fremont, NE

INVESTMENT SUMMARY

List Price: \$1,555,000
Net Rent: \$105,000
Initial Cap Rate: 6.75%
Average NOI: \$109,666
Average Cap Rate: 6.79%
Leasable Area: 3,500 SF +/-
Lot Size: Confirm with Seller
Year Built: 2018
Google Aerial Map: Click [HERE](#)
Google Street View: Click [HERE](#)

LEASE SUMMARY

Lease Type: NN
Taxes/Cam/Insurance: Tenant Responsibility
Roof/Structure/Lot: Landlord Responsibility
Lease Term Remaining: 10 Years Remain
Rent Commencement: Q3 2018
Rent Expiration: Q3 2028
Options: Three, Five-Year
Rent Increases: 8% Every 5 Years Incl. Options
Lease Guarantee: Corporate

INVESTMENT HIGHLIGHTS

- NN Lease Guarantees Minimal Landlord Responsibilities
- Brand New 2018 Construction
- E-Commerce Resistant Tenant
- 8% Percent Rental Increases in Each Option Period
- Corporately Guaranteed by Aspen Dental

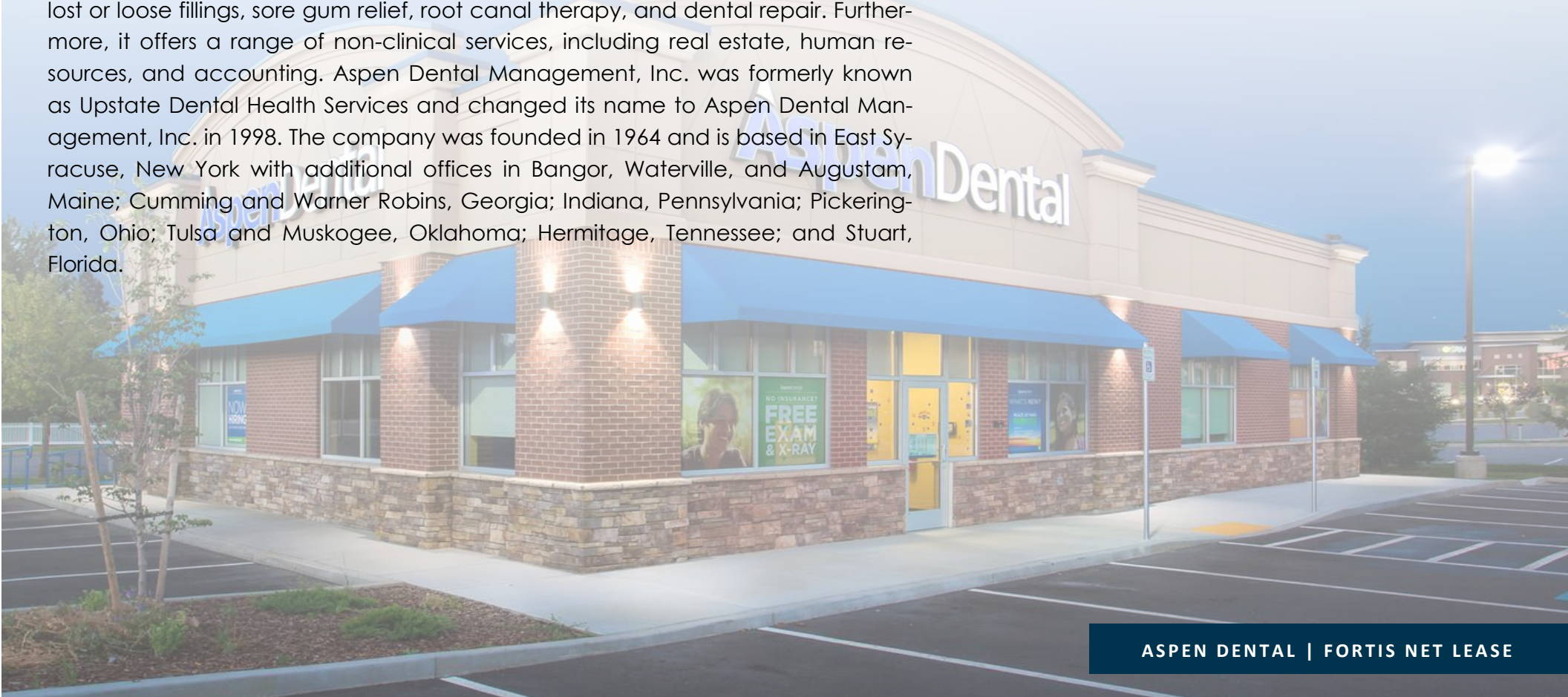
LOCATION HIGHLIGHTS

- Surrounded by Traffic Generating Walmart, Menards (new) & Tractor Supply Anchored Centers
- Positioned on 23rd St. (15,000 VPD)
- 5 Mile Household Income Exceeds \$66,275
- Surrounding 10 Mile Population is Over 36,211
- Part of Growing [Deerpoinite Real Estate Development](#)

Period	Rent	PSF	Increase
1-5	\$ 105,000	\$ 30.00	-
6-10	\$ 113,400	\$ 32.40	8%
Option 1	\$ 122,300	\$ 35.00	8%
Option 2	\$ 132,300	\$ 37.80	8%
Option 3	\$ 142,896	\$ 40.82	8%

TENANT OVERVIEW

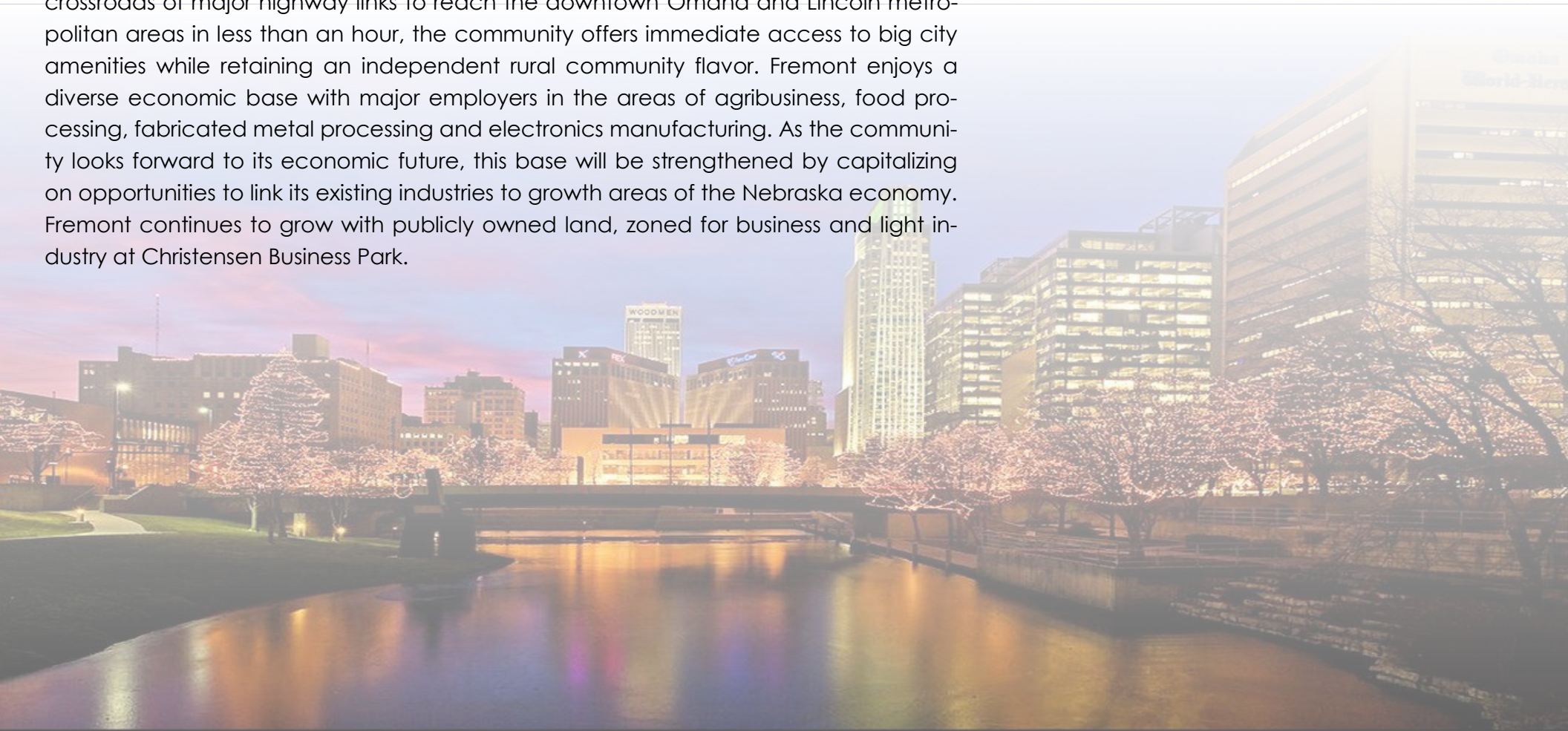
Aspen Dental Management, Inc., a dental services company, provides dental and denture services for short- and long-term oral health needs in the United States. Its services include comprehensive exams, cleanings, extractions, fillings, periodontal treatment, whitening, crown and bridge work, preventive care, general dentistry, and restoration. The company also offers oral surgery in the areas of tooth loss, wisdom teeth extraction, dental implants, temporomandibular joint disorders, unequal jaw growth (malocclusion), jaw/mouth/teeth injury, cleft lip and cleft palate repair, extraction of teeth, treatment of endodontic diseases, esthetic aspects of the oral and maxillofacial regions, and adjunctive treatments. In addition, it offers services in the areas of cosmetic dentistry, digital radiography, and gum disease; and common dental issues, bad breath, cavities, dry mouth, tooth sensitivity, tooth erosion, and smoking. Further, the company provides emergency dental care that covers tooth ache relief, swollen jaw relief, cracked tooth, repair lost or loose fillings, sore gum relief, root canal therapy, and dental repair. Furthermore, it offers a range of non-clinical services, including real estate, human resources, and accounting. Aspen Dental Management, Inc. was formerly known as Upstate Dental Health Services and changed its name to Aspen Dental Management, Inc. in 1998. The company was founded in 1964 and is based in East Syracuse, New York with additional offices in Bangor, Waterville, and Augustam, Maine; Cumming and Warner Robins, Georgia; Indiana, Pennsylvania; Pickerington, Ohio; Tulsa and Muskogee, Oklahoma; Hermitage, Tennessee; and Stuart, Florida.



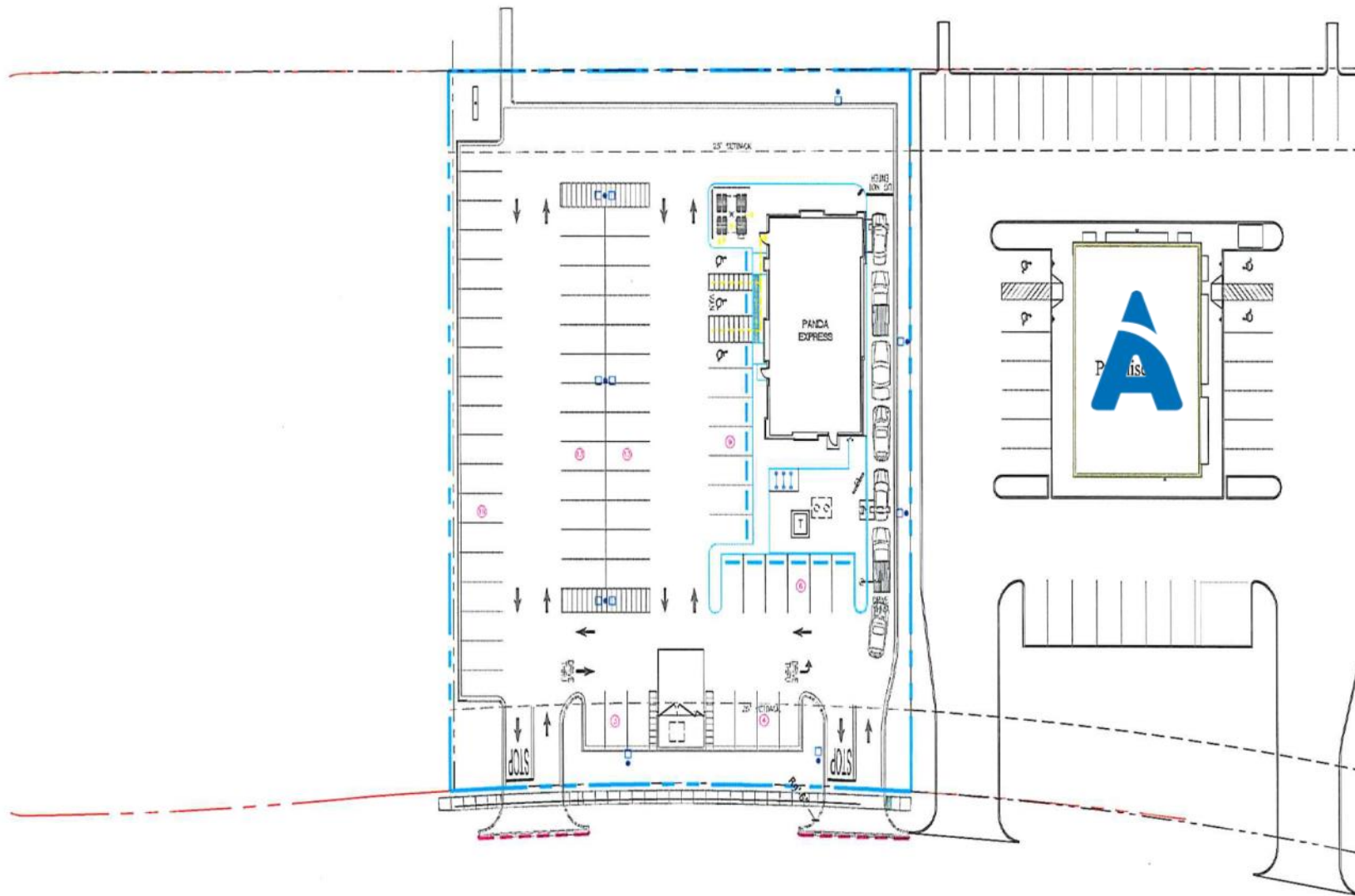
LOCATION OVERVIEW

Fremont, Nebraska is a city in Dodge County in the eastern portion of the state of Nebraska in the Midwestern United States. The population was 26,397 at the 2010 census. Fremont is the county seat and the home of Midland University. As of 2016, Fremont's single largest employer was Hormel Foods, with an estimated 1000–1500 workers, whose hog-processing plant has been described as "the nation's largest producer of Spam." [The next-largest employers were Fremont Health Medical Center, Fremont Public Schools, and Nye Health Services, each with an estimated 500–1000 employees.

Fremont, Nebraska, is poised for a bright economic future. Strategically located at the crossroads of major highway links to reach the downtown Omaha and Lincoln metropolitan areas in less than an hour, the community offers immediate access to big city amenities while retaining an independent rural community flavor. Fremont enjoys a diverse economic base with major employers in the areas of agribusiness, food processing, fabricated metal processing and electronics manufacturing. As the community looks forward to its economic future, this base will be strengthened by capitalizing on opportunities to link its existing industries to growth areas of the Nebraska economy. Fremont continues to grow with publicly owned land, zoned for business and light industry at Christensen Business Park.



OMAHA, NEBRASKA



ELK LN.

⊕ ① SITE LAYOUT

May 3, 2017





PROPERTY UNDER CONSTRUCTION 4/18

Walmart

MENARDS®



15,453 VPD

SONIC



BURGER KING **DQ**

Pinnacle Bank **CASEY'S GENERAL STORE**

AutoZone **First National Bank**

Smclair **HyVee** **Great Clips**

SUBWAY **Payless** **SCOOTERS**

Starbucks **Kentucky Fried Chicken** **McDonald's**

Advance Auto Parts **O'Reilly AUTO PARTS**

Great Western Bank **usbank**

bp **Walgreens** **ANYTIME FITNESS**

Aaron's **ACE** **Domino's**

Godfather's Pizza **Pizza Hut** **BURGER KING**

HOBBY LOBBY **DOLLAR TREE** **SALLY BEAUTY**

MENARDS **TSC** **TRACTOR SUPPLY CO.** **SONIC** **PANDA EXPRESS**

verizon **Sprint**

FAMILY DOLLAR **Baker's**

marco's Pizza **Papa Murphy's**

NAPA **BANK OF THE WEST** **Pinnacle Bank**

Buckle **maurices**

Shell **Gordmans**

GNC **Bath & Body Works** **FAIRFIELD INN & SUITES**

Holiday Inn Express **Super 8 THEATRES** **STAPLES**

FIREHOUSE SUBS **SHOE sensation** **BUFFALO WILD WINGS**

Village Inn **Starbucks** **Arby's** **TACO BELL** **Wendy's**

CAT O **MURPHY USA**

Walmart **COST CUTTERS**

SUPERCUTS **Little Caesars Pizza** **JJ**

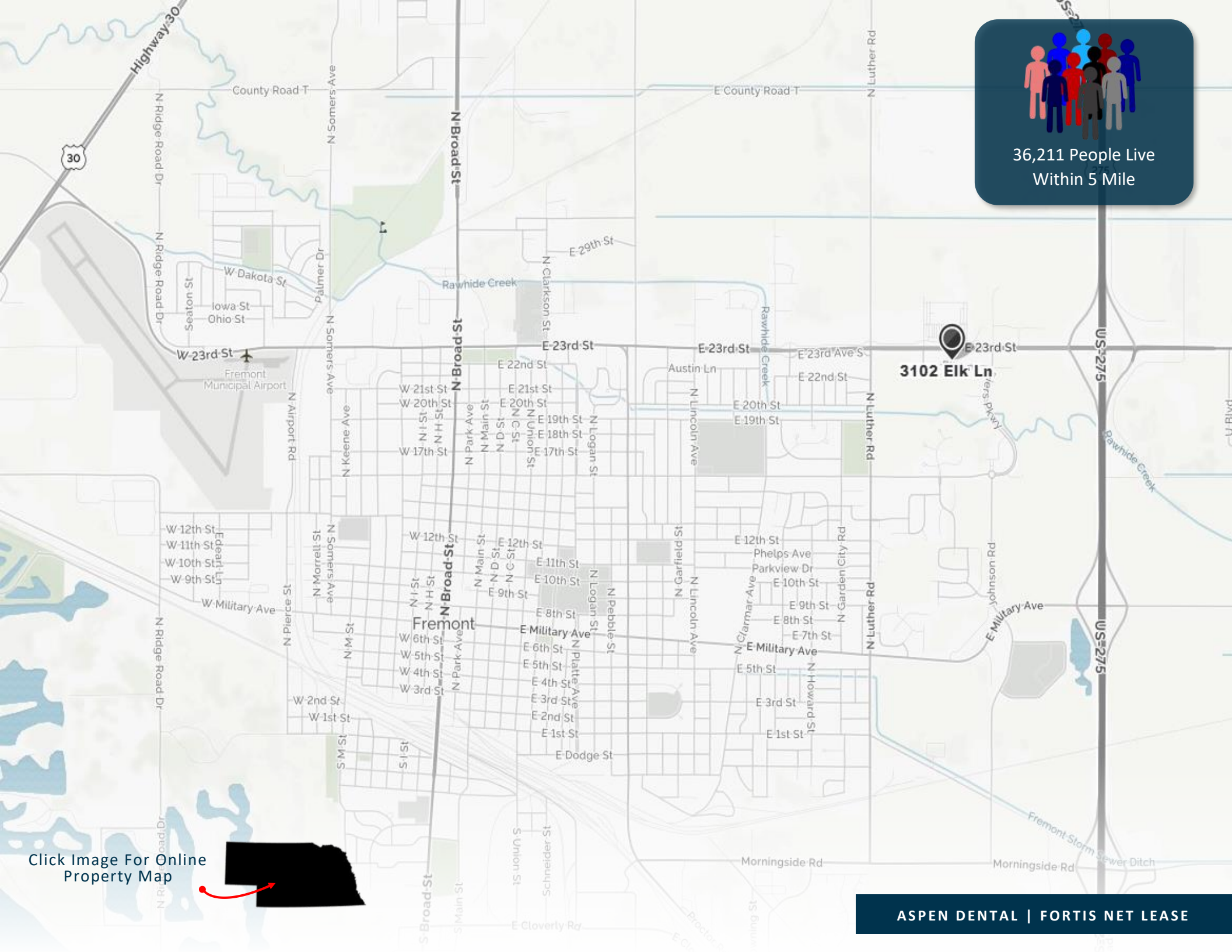
SUBWAY **Applebee's**

Hardee's **TACO JOHN'S**

HIBBETT SPORTS



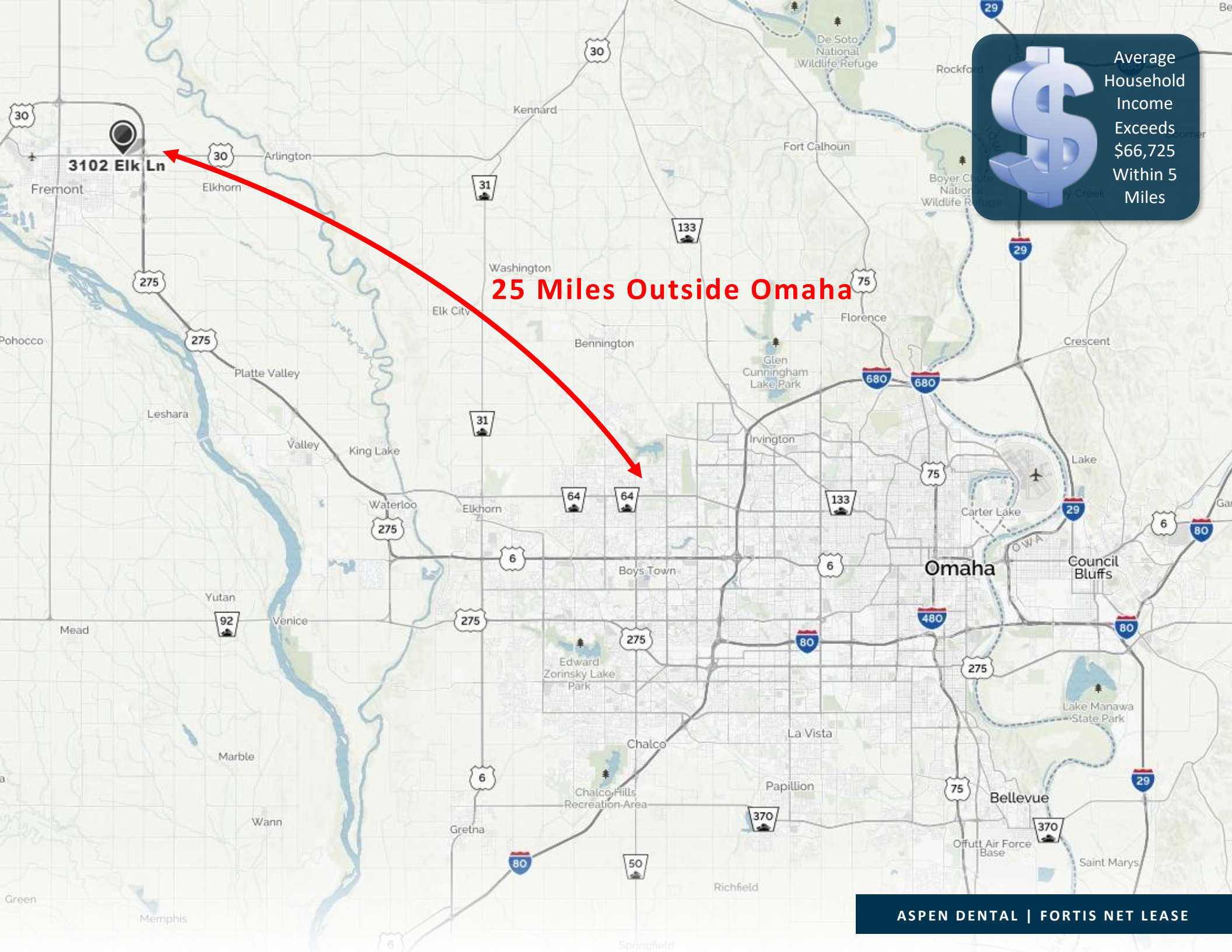
36,211 People Live
Within 5 Mile



3102 Elk Ln

Click Image For Online
Property Map





3102 Elk Ln

25 Miles Outside Omaha



Average Household Income Exceeds \$66,725 Within 5 Miles



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