

# TWO NET LEASED MEDICAL (DENTAL) OFFICES

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TWO PROPERTIES • ONE EXCEPTIONAL OPPORTUNITY



## Property 1

310 N King Street  
Jonestown, PA 17038

## Property 2

111 S Water Street  
Williamstown, PA 17098

STRONG LOCATIONS  
PROVEN POTENTIAL

## EXCLUSIVELY MARKETING BY:



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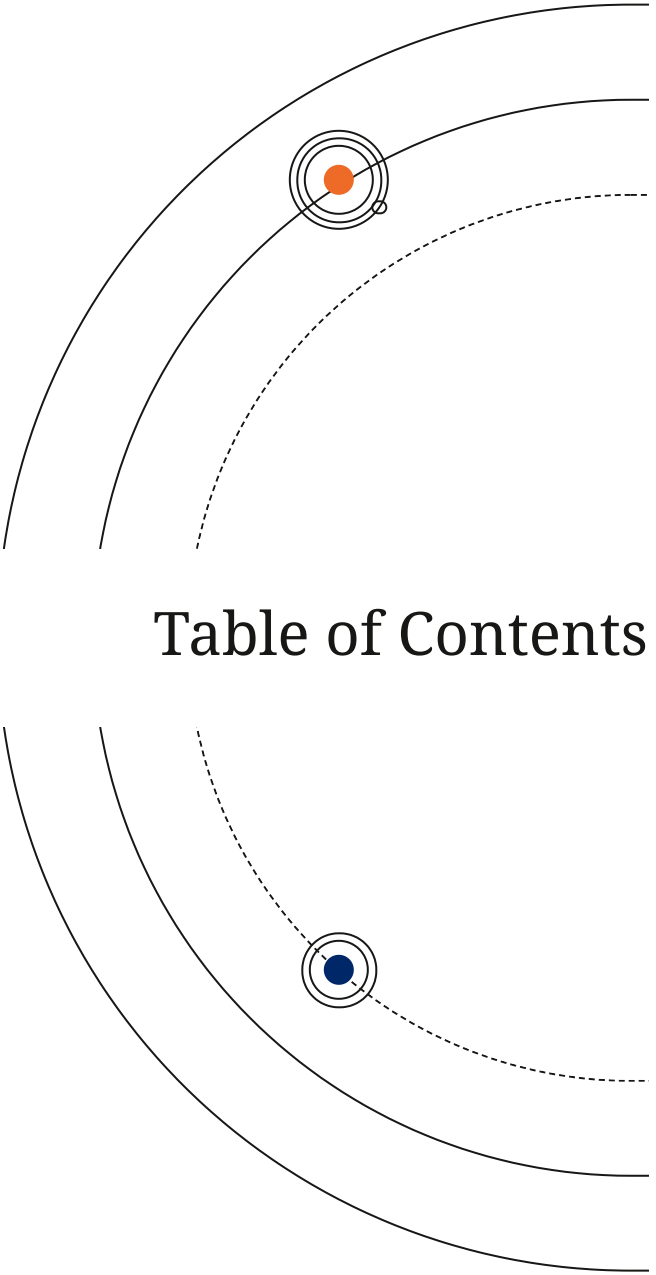


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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



## SECTION 1

# Investment Overview



# INVESTMENT SUMMARY



## INVESTMENT SUMMARY

|                   |                |
|-------------------|----------------|
| SALE PRICE:       | \$2,500,000    |
| PROPERTY TYPE:    | Medical/Dental |
| LEASE TYPE:       | NNN            |
| OCCUPANCY:        | 100%           |
| CAP RATE:         | 6.62%          |
| ORIGINAL TERM:    | 15 yrs         |
| TERM REMAINING:   | 11+ Yrs        |
| LEASE EXPIRATION: | 2037           |

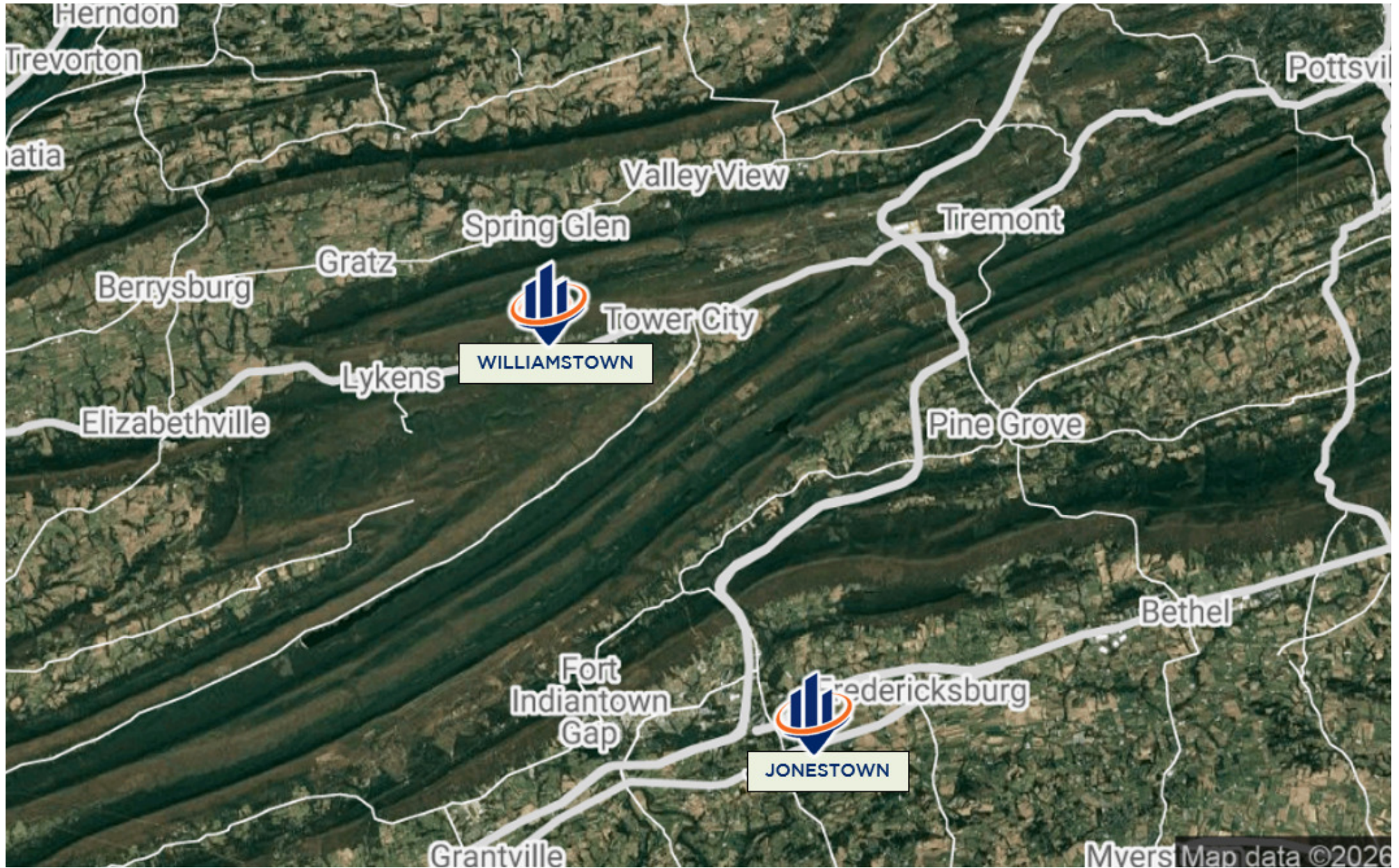
## INVESTMENT OVERVIEW

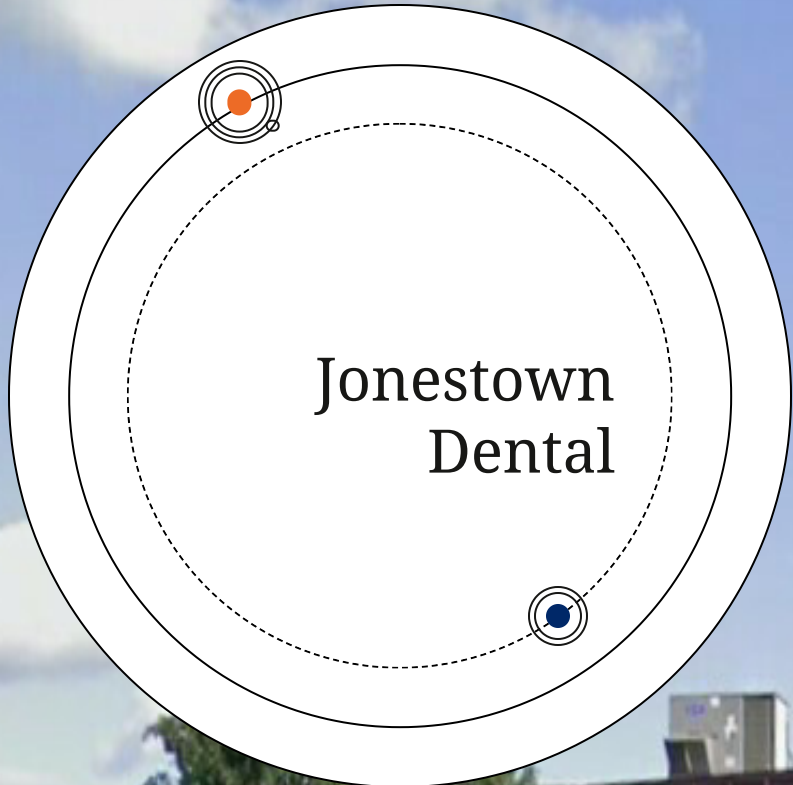
SVN is pleased to present a rare opportunity to acquire a two-property, dental office portfolio. The offering consists of two freestanding buildings, both 100% occupied by established, long-term tenants, Jonestown Dental and Williams Valley Dental, with the current lease term through 2037. Structured as a NNN investment, the portfolio offers minimal landlord responsibilities (limited to roof and foundation), making it an ideal passive investment. Investors benefit from immediate, stable in-place cash flow, supported by reliable tenants with a proven operating and payment history.

## INVESTMENT HIGHLIGHTS

- Predicable cash flow from established tenants
- Current lease term through 2037 w/three (3) - 5 year options
- No management, passive investment profile
- Ideal for investors seeking durable medical tenancy

## PORTFOLIO MAP





Jonestown  
Dental



PROPERTY DETAILS

LOCATION INFORMATION

|                  |                                   |
|------------------|-----------------------------------|
| BUILDING NAME    | Jonestown Dental                  |
| STREET ADDRESS   | 310 North King Street             |
| CITY, STATE, ZIP | Jonestown, PA 17038               |
| COUNTY           | Lebanon                           |
| MARKET           | Philadelphia                      |
| SUB-MARKET       | Lebanon                           |
| CROSS-STREETS    | N. Lancaster St.                  |
| TOWNSHIP         | Jonestown Borough                 |
| MARKET TYPE      | Medium                            |
| NEAREST HIGHWAY  | I-81 / I-78 interchange - 1.5 Mi. |
| NEAREST AIRPORT  | Harrisburg Int'l (MDT) - 30 Mi.   |

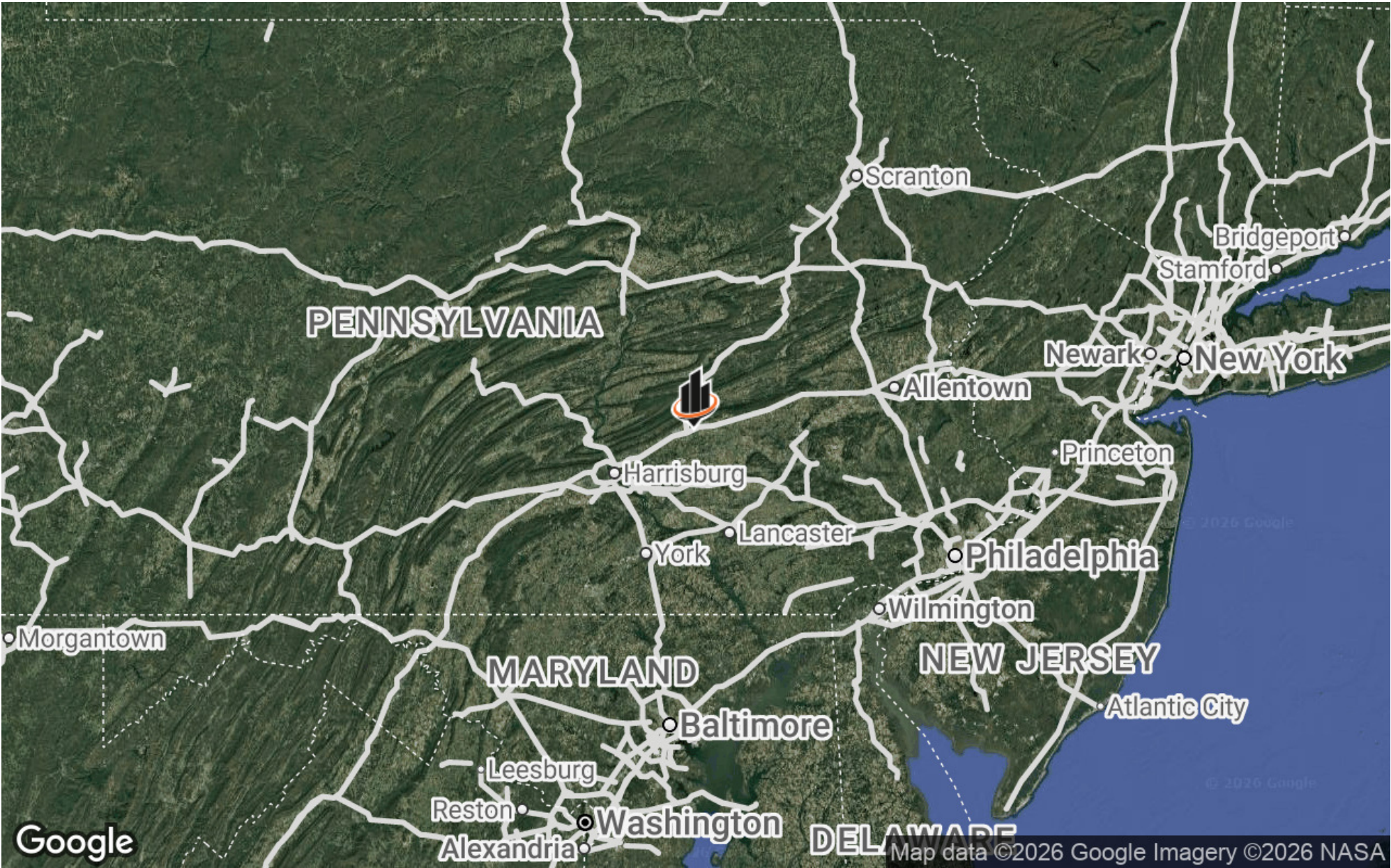
PARKING & TRANSPORTATION

|                          |         |
|--------------------------|---------|
| PARKING TYPE             | Surface |
| NUMBER OF PARKING SPACES | 32      |

PROPERTY INFORMATION

|                      |                                  |
|----------------------|----------------------------------|
| DEAL TYPE            | Investment                       |
| PROPERTY TYPE        | Office / Medical                 |
| YEAR BUILT           | 1980                             |
| BUILDING SIZE        | 3,514 SF±                        |
| LOT SIZE             | 2.02 AC±                         |
| APN #                | 13-2322754-397738-0000           |
| RE TAXES (2026)      | \$11,672                         |
| LOT FRONTAGE         | 579 ft                           |
| LOT DEPTH            | 333 ft                           |
| CORNER PROPERTY      | Yes                              |
| TRAFFIC COUNT        | 6,539 VPD                        |
| TRAFFIC COUNT STREET | N King St W & East Market Street |

REGIONAL MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

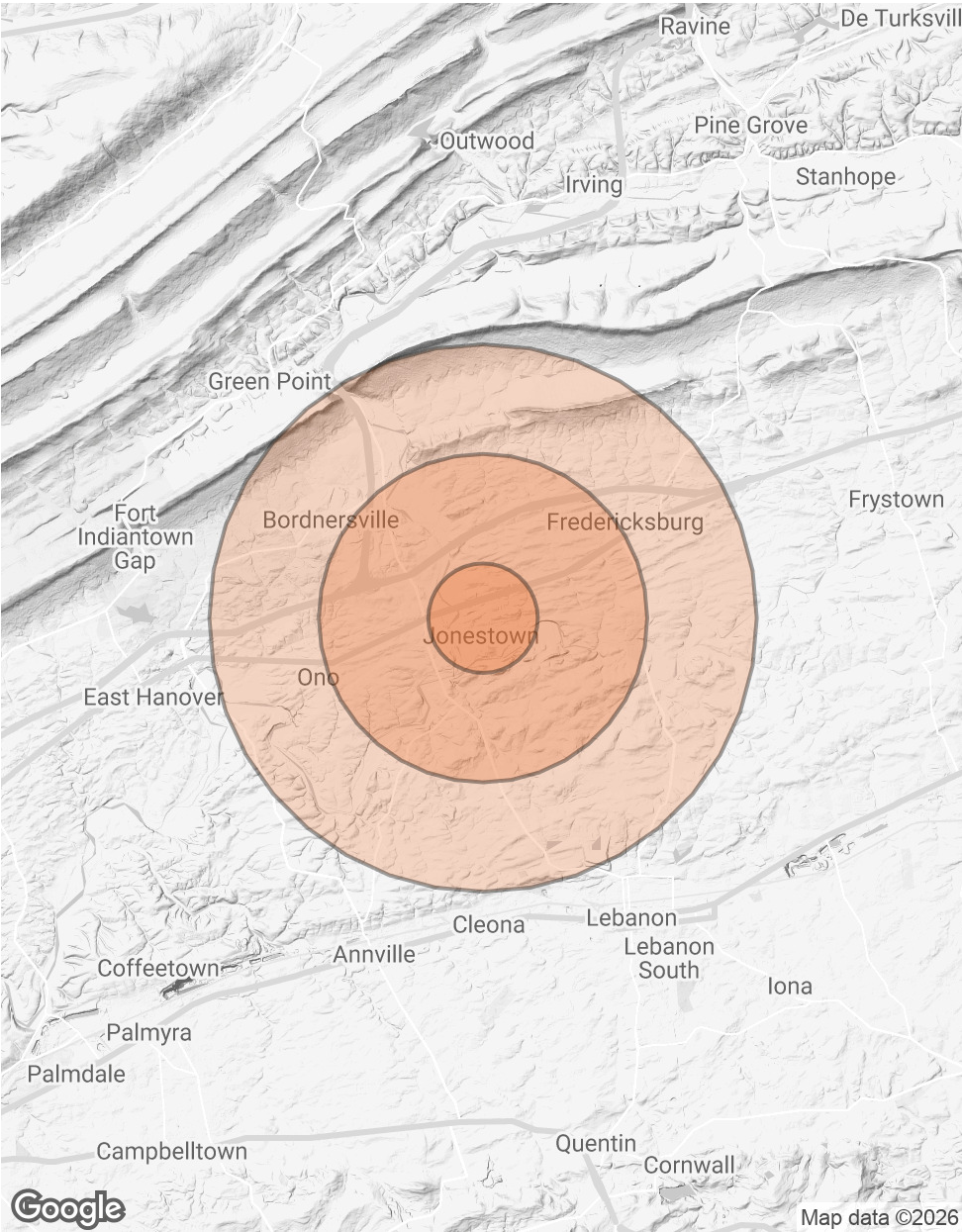
POPULATION

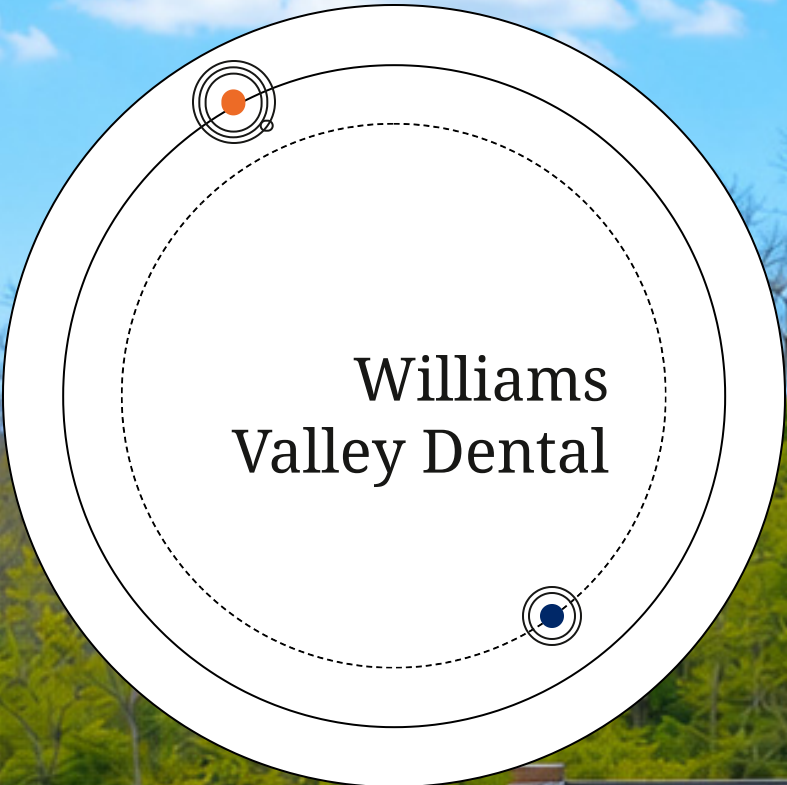
|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 2,615  | 8,193   | 19,976  |
| AVERAGE AGE          | 35.3   | 42.0    | 44.4    |
| AVERAGE AGE (MALE)   | 32.0   | 39.4    | 42.0    |
| AVERAGE AGE (FEMALE) | 39.2   | 43.5    | 45.5    |

HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 972       | 3,270     | 7,956     |
| # OF PERSONS PER HH | 2.7       | 2.5       | 2.5       |
| AVERAGE HH INCOME   | \$93,399  | \$88,729  | \$93,299  |
| AVERAGE HOUSE VALUE | \$239,617 | \$243,255 | \$250,907 |

2023 American Community Survey (ACS)





# Williams Valley Dental



PROPERTY DETAILS

LOCATION INFORMATION

|                  |                                 |
|------------------|---------------------------------|
| BUILDING NAME    | Williams Valley Dental          |
| STREET ADDRESS   | 111 South Water Street          |
| CITY, STATE, ZIP | Williamstown, PA 17098          |
| COUNTY           | Dauphin                         |
| MARKET           | Philadelphia                    |
| SUB-MARKET       | Harrisburg Area East            |
| CROSS-STREETS    | W Market Street                 |
| TOWNSHIP         | Willamstown Borough             |
| MARKET TYPE      | Medium                          |
| NEAREST HIGHWAY  | Route 209 - 0.3 Mi.             |
| NEAREST AIRPORT  | Harrisburg Int'l (MDT) - 50 Mi. |

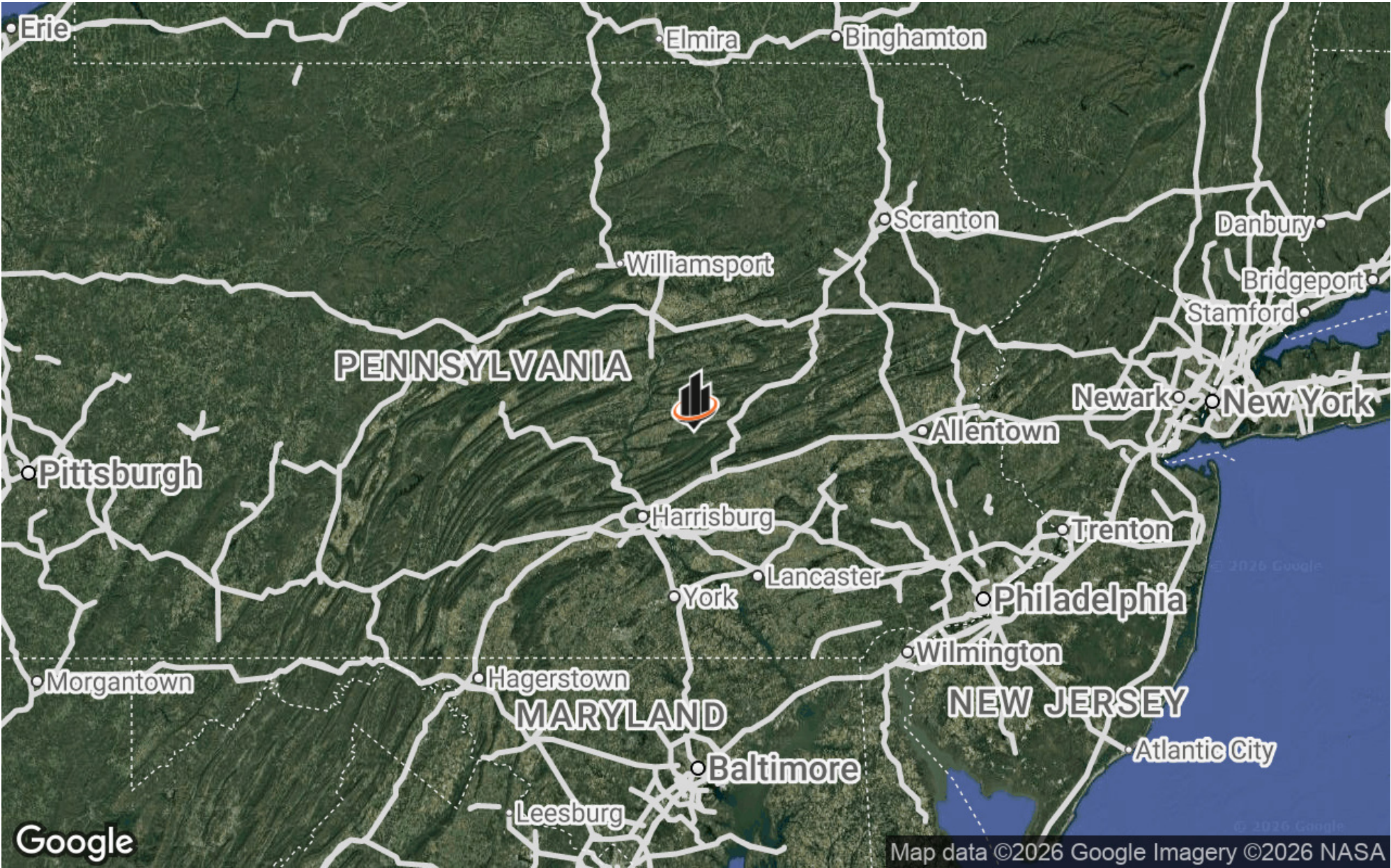
PROPERTY INFORMATION

|                      |                             |
|----------------------|-----------------------------|
| PROPERTY TYPE        | Investment                  |
| PROPERTY SUBTYPE     | Office /Medical             |
| LOT SIZE             | 3.27 AC±                    |
| LOT FRONTAGE         | 130 ft                      |
| BUILDING SIZE:       | 5,008 SF ±                  |
| APN #                | 71-007-018                  |
| RE TAXES (2026)      | 7,437                       |
| TRAFFIC COUNT        | 1,271 VPD                   |
| TRAFFIC COUNT STREET | W Market St & Division St W |

PARKING

|              |                   |
|--------------|-------------------|
| PARKING TYPE | Surface Paved Lot |
|--------------|-------------------|

REGIONAL MAP





DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

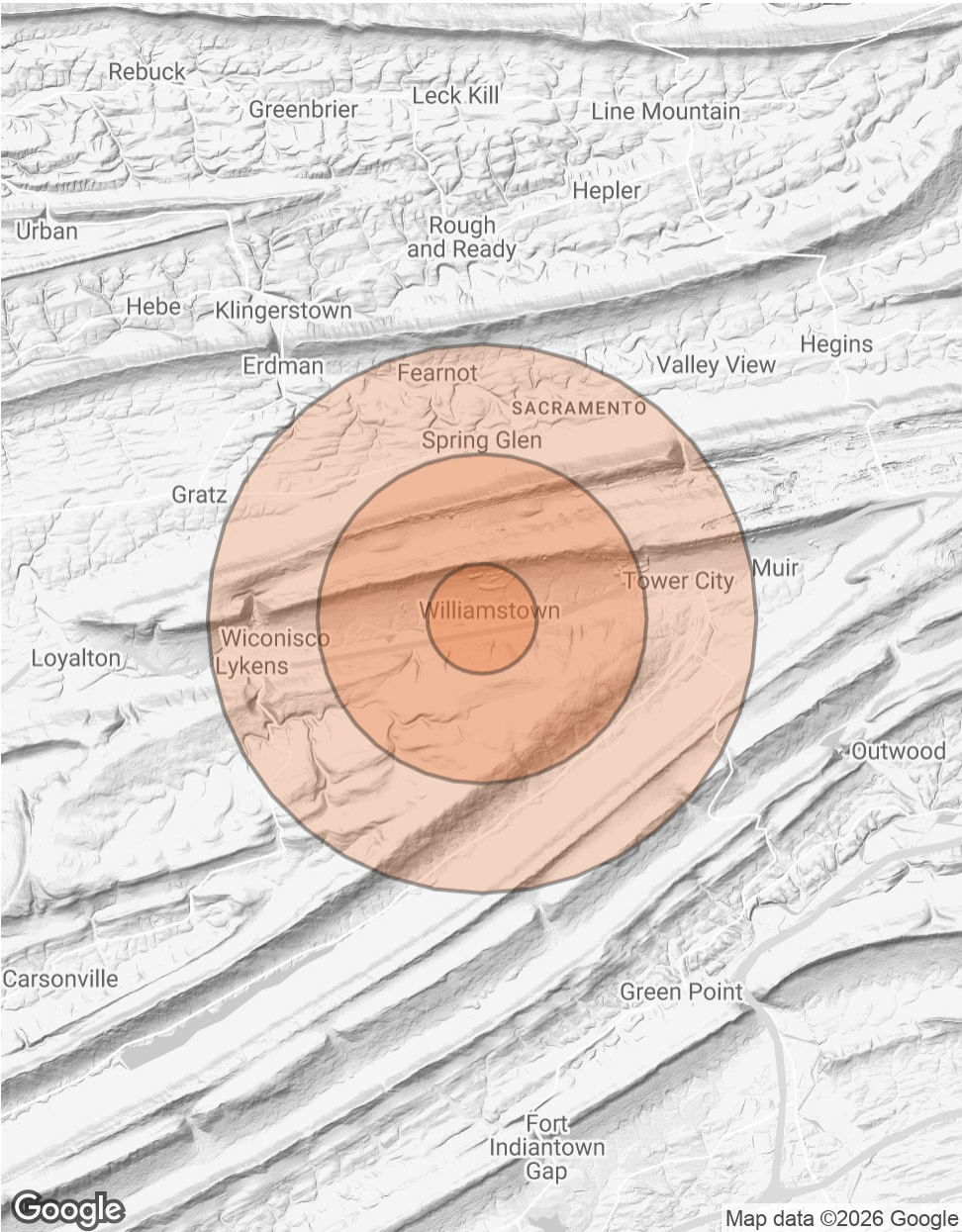
|                      |       |       |       |
|----------------------|-------|-------|-------|
| TOTAL POPULATION     | 1,370 | 3,341 | 9,345 |
| AVERAGE AGE          | 43.7  | 45.5  | 43.6  |
| AVERAGE AGE (MALE)   | 43.9  | 44.3  | 41.8  |
| AVERAGE AGE (FEMALE) | 42.8  | 46.3  | 45.1  |

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 587       | 1,458     | 3,894     |
| # OF PERSONS PER HH | 2.3       | 2.3       | 2.4       |
| AVERAGE HH INCOME   | \$67,581  | \$75,075  | \$79,093  |
| AVERAGE HOUSE VALUE | \$110,806 | \$172,958 | \$187,055 |

2023 American Community Survey (ACS)





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