

1991 Wiesbrook Drive

Oswego, IL 60543

SINGLE TENANT NNN LEASED DENTAL OFFICE INVESTMENT



john
greene
COMMERCIAL

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john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	\$1,150,000
Cap Rate:	6.52%
NOI:	\$74,947
Lot Size:	1.37 Acres
Year Built:	2000
Building Size:	6,000± SF
Zoning:	B-1
County:	Kendall
2025 Taxes:	\$16,414

PROPERTY OVERVIEW

Rare opportunity to acquire a long-term, single-tenant NNN dental office investment located in Oswego's rapidly growing commercial corridor. Positioned on a 1.37 Acre site with high visibility, this all-brick medical asset consists of 3,950± SF of finished dental office space plus an additional ±1,950 SF unfinished lower level, totaling approximately 6,000± SF.

The 3,950± SF main level was purpose built for efficient patient flow and includes a spacious reception area with vaulted ceilings, 8 operatories with rear delivery and nitrous oxide lines, training/conference room, doctor office, lab space, sterilization room, x-ray room, 2 restrooms, and a staff break room.

The property has long been occupied by Kendall Pointe Dental, operating under D1 Support, LLC, an affiliated practice within the DecisionOne Dental Partners network. DecisionOne Dental Partners is a growing regional dental support organization with a substantial Illinois footprint, providing investors exposure to an established healthcare operator within the defensive medical office sector.

Tenant has been in place since 2016 and recently executed a 5-year lease extension through September 30, 2031, providing investors with reliable cash flow and long-term occupancy stability. Lease structure provides a favorable expense profile with tenant responsibility for real estate taxes, utilities, janitorial, landscaping, snow removal, refuse, HVAC servicing, and interior maintenance obligations.

Building has been very well maintained, benefiting from significant recent capital improvements including a new roof installed in 2024 and mechanical system replacements completed in 2023.

Positioned near major commuter corridors including US Route 30 and US Route 34, the property benefits from strong suburban demographics, established residential density, and continued population growth throughout Kendall County.

Healthcare real estate continues to demonstrate long-term resiliency, making this offering an attractive opportunity for private investors, 1031 exchange buyers, and medical office investors seeking stable tenancy and reduced management intensity.

PROPERTY HIGHLIGHTS

- Strong DSO tenant in place since 2016 with recent lease extension through September 2031
- 6,000± SF freestanding medical office (3,950± SF finished)
- 8 rear delivery operatory rooms, lab, conference room, sterilization room, 2 restrooms
- 1,950± SF unfinished basement for file storage and easy plumbing access
- High visibility backing to US HWY 30 with daily traffic counts 20,000±
- Roof replaced (2024) & Mechanical systems replaced (2023)
- 25 surface parking spaces
- Rapidly growing Oswego population

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TENANT OVERVIEW

Kendall Pointe Dental operates as an affiliated practice within the Decision One Dental Partners network, a regional dental support organization (DSO) supporting affiliated dental practices throughout Illinois. The organization provides operational infrastructure and administrative support designed to allow providers to focus primarily on patient care while benefiting from broader organizational resources.

The lease is held by D1 Support, LLC, an affiliated entity within the broader DecisionOne network. The tenant recently reaffirmed its long-term commitment to the location through execution of a lease extension extending occupancy through September 30, 2031, demonstrating continued confidence in the site and surrounding trade area.

Kendall Pointe Dental occupies a purpose-built facility designed specifically for dental operations, creating meaningful operational integration within the property and reducing relocation likelihood relative to more generalized office users.

Dental office real estate has historically demonstrated stability within the healthcare sector due to recurring patient demand, routine preventative care services, and high tenant investment into specialized buildouts and equipment. Dental operators often invest significant capital into location-specific improvements, contributing to occupancy durability and tenant retention.

LEASE DETAILS

Tenant Name:	Kendall Pointe Dental
Lease Entity:	D1 Support, LLC
Business Type:	General & Family Dental Practice
Monthly Rent:	\$6,667
Net Operating Income:	\$80,004
Cap Rate*:	6.96%
Lease Type:	NNN
Initial Term:	5 Years
Lease Expiration Date:	9/30/2031
Renewal Option:	One 5 year renewal option

*1st year and 3% escalation each year of lease term

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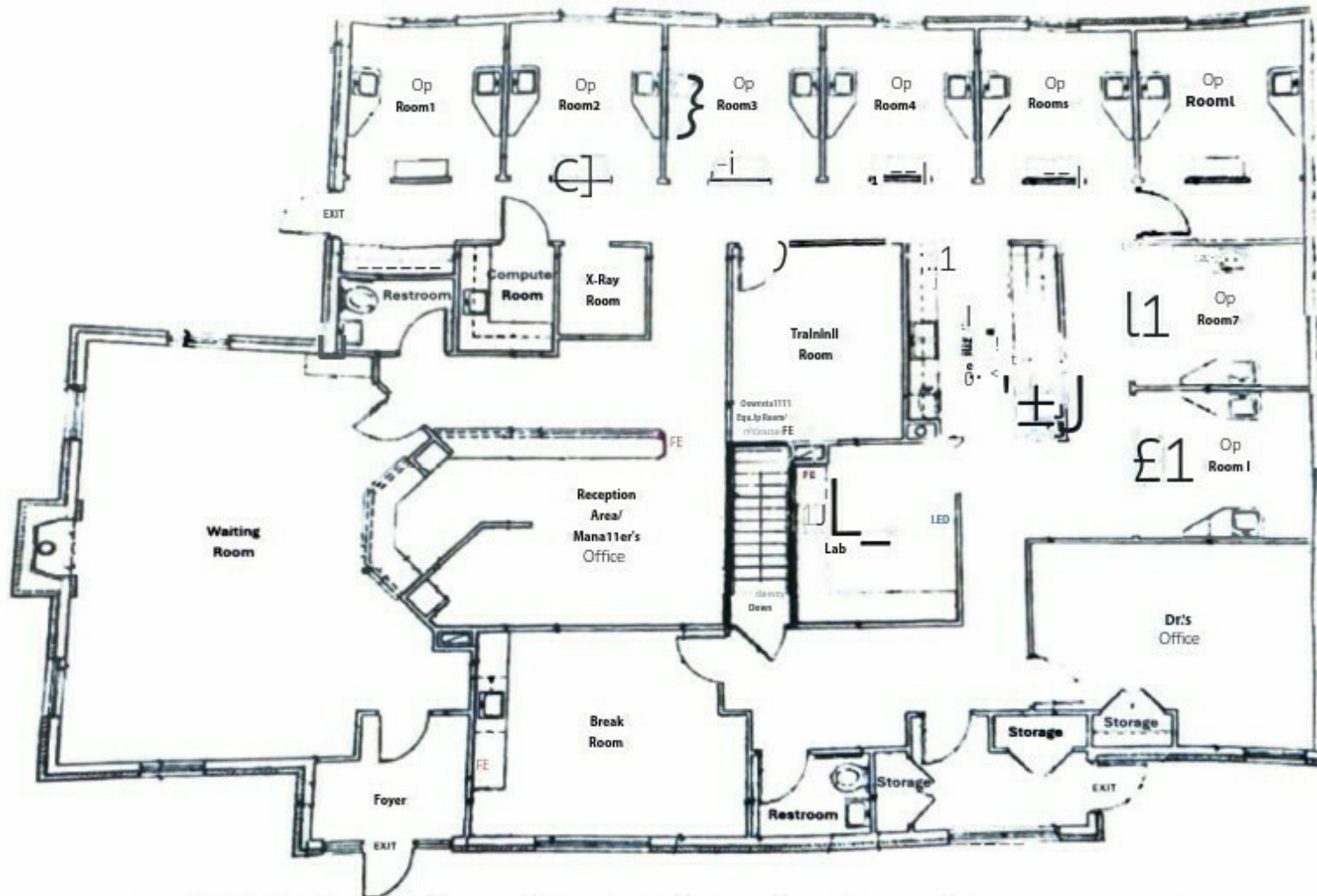
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1991 Wiesbrook Floorplan

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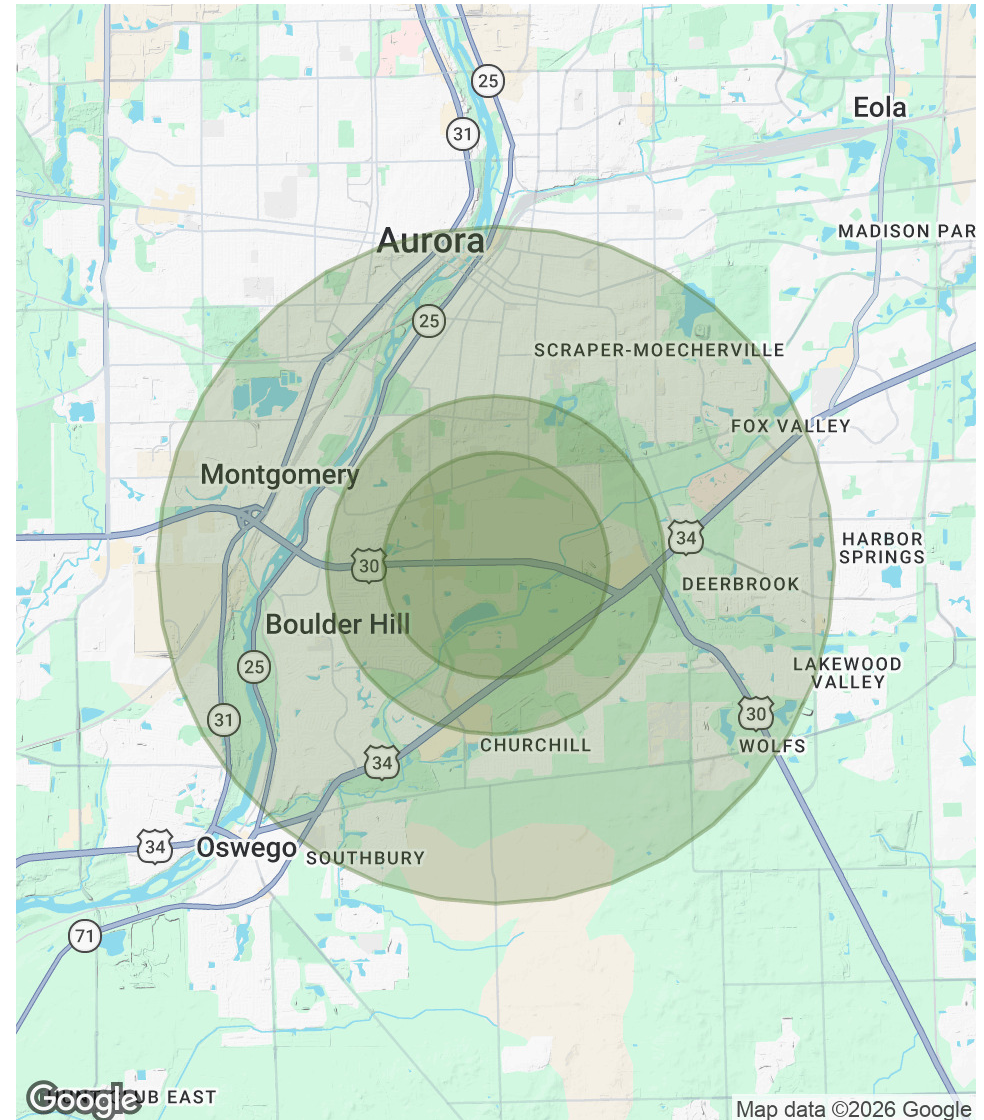
POPULATION

	1 MILE	1.5 MILES	3 MILES
Total Population	7,177	22,691	98,546
Average Age	37.0	35.2	34.5
Average Age (Male)	39.6	37.6	35.8
Average Age (Female)	38.2	35.5	35.2

HOUSEHOLDS & INCOME

	1 MILE	1.5 MILES	3 MILES
Total Households	3,068	7,887	31,599
# of Persons per HH	2.3	2.9	3.1
Average HH Income	\$97,067	\$103,810	\$104,368
Average House Value	\$235,226	\$246,393	\$256,949

2023 American Community Survey (ACS)



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