



307 CHURCH ST | LAGRANGE, GA 30240
FULLY OCCUPIED | 7.25% CAP RATE | 3% ANNUAL INCREASES



EXCLUSIVELY LISTED BY

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EXECUTIVE OVERVIEW

INVESTMENT SUMMARY

Matthews Real Estate Investment Services™ is proud to offer to a qualified investor the opportunity to acquire a fee simple ownership in the fully occupied, ±10,000 SF, multi-tenant Dental Office in Downtown LaGrange, GA. Healthcare real estate has a strong history of providing investors with ideal tenants who typically have longer-term leases, higher average rental rates, maintain a long-term tenancy, and are insulated from economic hardships and changing consuming trends.

LaGrange, GA has a growing medical, industrial, and economic sector, as shown by the recent relocation of Remington Arms HQ, a newly constructed ±55,000 SF medical complex, and the development of the inland port supporting 200,000 containers annually. This midway point between two of Georgia’s largest cities makes LaGrange a favorable location, providing a high likelihood of demand for this space and a reduced vacancy risk as the market grows.

The current rent roll provides annual rental increases, a favorable weighted average lease term, and a healthy tenant mix. Combined with a 7.25% cap rate, this opportunity is ideal for investors looking to add healthcare real estate to their portfolio or utilize as part of a 1031 exchange.

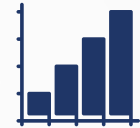
THE OPPORTUNITY



LIST PRICE
\$2,748,740



GLA
±10,000 SF



CAP RATE
7.25%



TOTAL NOI
\$199,284



WALT
6.00



YEAR BUILT/RENO
1966/1995



INVESTMENT HIGHLIGHTS

Healthcare Real Estate

Medical offices have a strong track record of being ideal investment assets due to the tenants' tendency toward long term occupancy, favorable rental rates, and resilience to economic changes.

Growing Rents

84% of the rent roll includes 3% annual rental increases, providing an investor a hedge against inflation through continuous growth of their investment dollars.

Advantageous Return

At a 7.25% cap rate, this asset provides a workable return that aligns with today's interest rate environment, allowing an investor to receive a premium yield compared to other lower yield opportunities on the market.

Growing Market

LaGrange, Georgia, has seen significant developments in recent years, including the relocation of the Remington Firearms' national headquarters, a recent development of a $\pm 55,000$ SF medical office and surgery center, as well as plans to use LaGrange as an inland port with a capacity of 200,000 containers.

Ideal Medical Market

Refresh Me Dental Center is located one block from the 50,000 SF Emory Health Multi-Specialty Clinic and 1.5 miles from the 276-bed Wellstar Hospital campus. This medical-dense market provides an ideal location for medical and dental practices.

Metro Midway

LaGrange is located mid-way between the state's largest cities- Atlanta and Columbus. As a midway point, it works as a hub for Western Georgia and Eastern Alabama.

Highly Accessible

This location is easily accessible with ground-level parking, providing ease and convenience to patients, which has become increasingly important in meeting patient demands.

Specialized Tenants

Kids Zone Pediatric Dentistry and Refresh Me Dental Center provide specialized services that create a unique demand in the area and a high likelihood of successful long-term operations at this location.

Growing Dental Market

The global dental market was valued at \$37.68B in 2024, with expected growth at \$41.03B in 2025. The pediatric dental market has a similar growth projection at a CAGR of 5.7% between 2024 and 2033, while the dental implants market is projected CAGR of 6.9% from 2025 to 2032.





FINANCIAL OVERVIEW

FINANCIAL OVERVIEW

PROPERTY OVERVIEW

PROPERTY NAME	Refresh Me Dental Center
ADDRESS	307 Church St, LaGrange, GA
PROPERTY SIZE	±10,000 SF
LOT SIZE	±0.72 AC
YEAR BUILT/RENOVATED	1966/1995
OCCUPANCY	100%
PROPERTY TYPE	Medical Office Building
OWNERSHIP TYPE	Fee Simple
FLOORS	2

INVESTMENT SUMMARY

LIST PRICE	\$2,748,740
NOI	\$199,284
CAP RATE	7.25%
PRICE PSF	\$274.87
RENT PSF	\$19.93

FINANCIAL OVERVIEW

INCOME	TOTAL	\$ PSF
Rental Income	\$230,053	\$23.01
Reimbursement Revenue	47,309	\$4.73
EFFECTIVE GROSS REVENUE	\$277,361	\$27.74
EXPENSES		
Real Estate Taxes	\$16,859	\$1.69
Insurance	\$5,991	\$0.60
CAM	\$10,907	\$1.09
Utilities	\$36,000	\$3.60
Management Fee (3%)	\$8,321	\$0.83
TOTAL OPERATING EXPENSES	\$78,078	\$7.81
NET OPERATING INCOME	\$199,284	\$19.93

FOR FINANCING OPTIONS REACH OUT TO:

CHAD PLUMLY
 (404) 348-4873
 chad.plumly@matthews.com

FINANCIAL OVERVIEW

LEASE ABSTRACTS

TENANT NAME	Refresh Me Dental Center	TENANT NAME	Salon	TENANT NAME	Kids Zone Pediatric Dentistry
LEASE TYPE	NNN	LEASE TYPE	Gross	LEASE TYPE	MG
SF LEASED	±3,350 SF	SF LEASED	±1,650 SF	SF LEASED	±5,000 SF
INITIAL TERM	10 Years	INITIAL TERM	1 Year	INITIAL TERM	10 Years
RENT COMMENCEMENT	Close of Escrow	RENT COMMENCEMENT	1/1/2025	RENT COMMENCEMENT	1/1/2020
LEASE EXPIRATION	10 Years after COE	LEASE EXPIRATION	12/31/2025	LEASE EXPIRATION	12/31/2029
LEASE TERM REMAINING	10.00	LEASE TERM REMAINING	0.87	LEASE TERM REMAINING	4.87
BASE RENT	\$58,000	BASE RENT	\$57,251	BASE RENT	\$114,802
RENTAL INCREASES	3% Annual	RENTAL INCREASES	None	RENTAL INCREASES	3% Annual
RENEWAL OPTIONS	3, 5-Yr Options	RENEWAL OPTIONS	None	RENEWAL OPTIONS	1, 1-Yr Option
LANDLORD RESPONSIBILITIES	Roof and Structure	LANDLORD RESPONSIBILITIES	Repairs, Maintenance, & Replacements within the Premises & Common Areas	LANDLORD RESPONSIBILITIES	Shall Keep in Good Repair Only the Roof, Exterior Walls, Foundations, Steel Structure, Parking Lot, Elevator, Landscaping, Vault, & HVAC Facilities
TENANT RESPONSIBILITIES	Repairs & Maintenance to the Premises & Prorated Share of Expenses for the Common Areas	TENANT RESPONSIBILITIES	None	TENANT RESPONSIBILITIES	Maintain Premises in Good Order & Repair
INSURANCE	Tenant Reimbursement for Pro Rated Share	INSURANCE	Landlord	INSURANCE	Landlord
TAXES	Tenant Reimbursement for Pro Rated Share	TAXES	Landlord	TAXES	Landlord

FINANCIAL OVERVIEW

RENT ROLL

Suite #	Tenant Name	Lease Start	Lease End	Size (SF)	% OF NRA	Contract Rental Rate		Rent PSF	Rental Increases	Options Remaining	Term Remaining	Lease Structure
						Annual	Monthly					
1st Floor	Refresh Me Dental Center	Close of Escrow	10 Years after COE	3,350	34%	\$58,000	\$4,833	\$17.31	3% Annual	3, 5-Yr Options	-	NNN
1st Floor	Salon	01/01/25	12/31/25	1,650	17%	\$57,251	\$4,771	\$34.70	None	None	0.87	MG
2nd Floor	Kids Zone Pediatric Dentistry	01/01/20	12/31/29	5,000	50%	\$114,802	\$9,567	\$22.96	3% Annual	1, 1-Yr Option	4.87	MG
OCCUPIED TOTALS				10,000	100.00%	\$230,053	\$19,171	\$23.01				
VACANT TOTALS				0	0.00%	\$0	\$0					
TOTAL				10,000	100.00%	\$230,053	\$19,171	\$23.01				
WALT				6.00								





 **CASWELL AT THE HILLS**
40 UNITS



LA GRANGE PLAZA

 
Natural Pet Foods - Supplies - Grooming

 **LAGRANGE HIGH SCHOOL**
1,300 STUDENTS



±25,000 VPD




Refresh Me
DENTAL CENTER
SUBJECT PROPERTY

SMITH ST

EMORY
AT LAGRANGE

RIDLEY AVE



CHURCH ST



Wellstar
 MEDICAL CENTER
 ± 420 BEDS

PROSE LAGRANGE
 315 UNITS

Publix **LAGRANGE HERITAGE**
 SENIOR LIVING

LAGRANGE MEMORIAL LIBRARY

Family Medical Center of La Grange

LAGRANGE COLLEGE
 ± 582 STUDENTS

The Medicine Cabinet

WILLOW
 MEDICAL AESTHETICS

PNC

SYNOVUS

EMORY
 HEALTHCARE

A NEW YOU MASSAGE THERAPY AND ESTHETICS



TRUIST

Refresh Me
 DENTAL CENTER
 SUBJECT PROPERTY

BUILDING BLOCKS
 BEHAVIORAL CENTER

LaGrange Eye Clinic

CHURCH ST

SMITH ST

SouthState

DEVELOPMENT AUTHORITY OF LAGRANGE

SWEETLAND ON ICE

± 10,300 VPD



TENANT OVERVIEW



Refresh Me Dental patients benefit from exceptional clinical expertise, cutting-edge technology, and a commitment to patient-centered care. With a growing network of affiliated practices, Refresh Me Dental provides comprehensive general, cosmetic, and restorative dental services at state-of-the-art facilities across multiple locations.

Refresh Me Dental's mission is to be the premier provider of high-quality dental care, ensuring every patient achieves a healthy and confident smile. They partner with top-tier dental professionals, investing in advanced training, modern treatment techniques, and outstanding support staff to enhance the overall patient experience.

Website

refreshmedental.com

Headquarters

LaGrange, GA

Founded

2013





Kids Zone Dentistry is dedicated to providing exceptional pediatric dental care in a welcoming and child-friendly environment. With a team of highly trained specialists, Kids Zone Dentistry focuses on preventive, restorative, and educational dental services tailored specifically for children of all ages.

At Kids Zone Dentistry, the mission is to create positive dental experiences that promote lifelong oral health. Their commitment to advanced techniques, state-of-the-art technology, and compassionate care ensures that every child receives personalized treatment in a fun and stress-free setting. By fostering healthy habits early, Kids Zone Dentistry helps young patients build the foundation for a lifetime of confident smiles.

Website

kidszonedentistry.com

Headquarters

LaGrange, GA

Founded

2014



LAGRANGE, GA

MARKET
OVERVIEW





LAGRANGE, GA

LaGrange, Georgia, is a city in west-central Georgia, serving as the county seat of Troup County. Located about an hour southwest of Atlanta and near the Alabama state line, LaGrange offers a charming blend of Southern hospitality, rich history, and economic opportunity. The city is strategically positioned along Interstate 85, making it an attractive destination for businesses and residents seeking a balance between small-town living and access to major metropolitan areas.

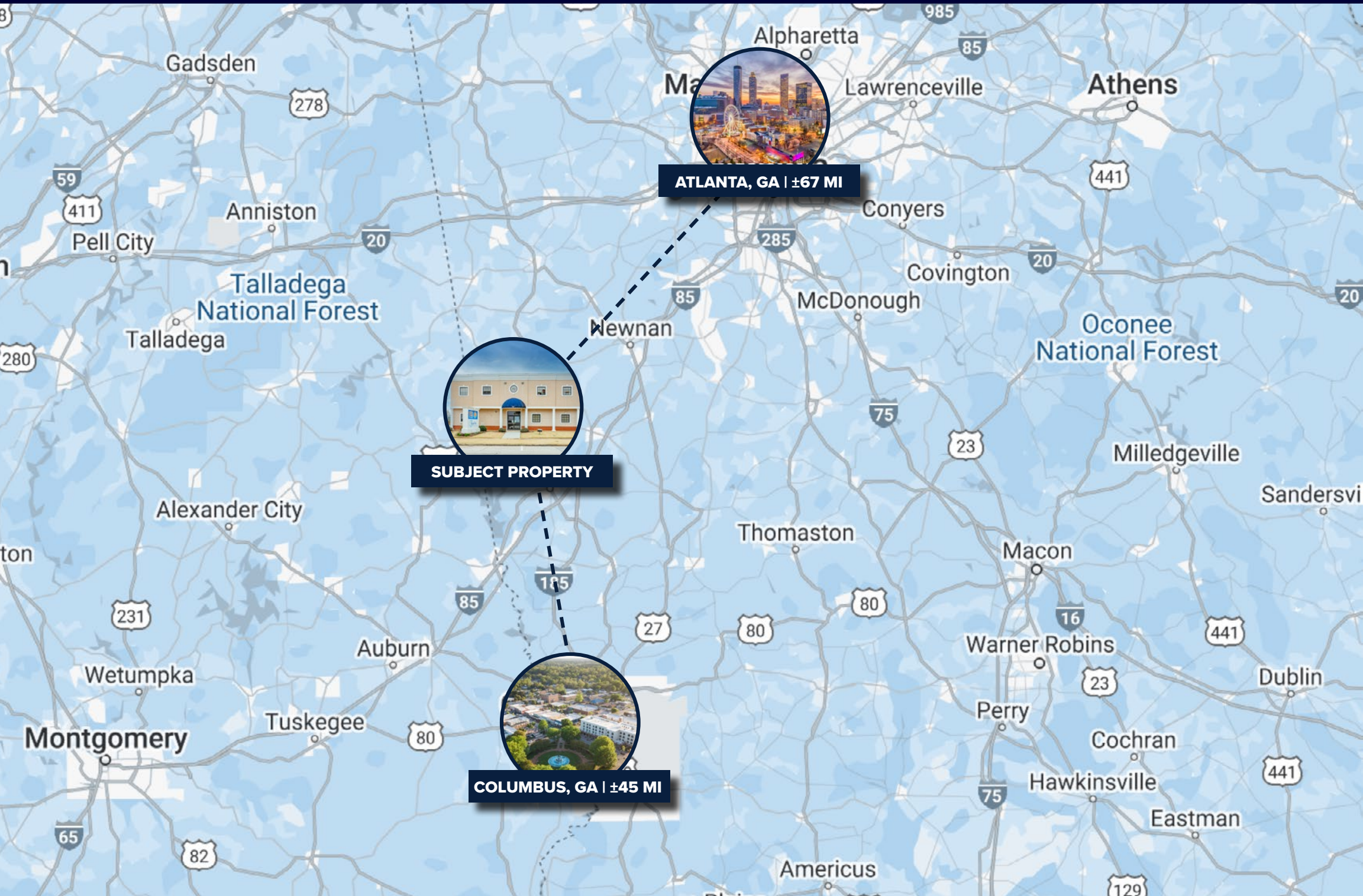
LaGrange has a strong and diverse economy, with a foundation in manufacturing, healthcare, and education. It is home to several major employers, including Kia Motors Manufacturing Georgia, which has significantly contributed to the region's economic growth. The city also benefits from a robust local business community and ongoing development initiatives that continue to enhance its appeal.

Education is a key focus in LaGrange, with a range of public and private schools providing strong academic programs. The Troup County School System serves the area with well-rated schools, while private institutions such as LaGrange Academy offer alternative education options. Higher education is also accessible, with LaGrange College, the state's oldest private college, providing a variety of undergraduate and graduate programs.

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
2025 Population	30,778	39,504	58,561
2030 Population Projection	31,352	40,155	59,496
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2025 Households	12,230	15,207	22,178
2030 Household Projection	12,455	15,464	22,539
INCOME	3 MILE	5 MILE	10 MILE
Avg Household Income	\$58,700	\$65,009	\$73,087

DISTANCE MAP



ATLANTA, GA

DEMOGRAPHIC HIGHLIGHTS WITHIN 5 MILES OF THE PRIMARY TRADE AREA



388,965

TOTAL POPULATION



\$110,292

AVG HH INCOME



\$78,803

MED HH INCOME



179,174

HOUSEHOLDS



54%

BACHELOR'S DEGREES



34.7

MEDIAN AGE

Atlanta is the most-visited destination in the state of Georgia. Atlanta offers lots of tourist attractions such as the Georgia Aquarium, the World of Coca-Cola, the Atlanta Botanical Garden, and many more. Atlanta also hosts several annual food, film, and music festivals each season. Atlanta is known for its fabulous shopping malls. Shopping centers such as Lenox Square with 250 stores, Perimeter Mall with 158 stores, and Cumberland Mall with 143 stores all make Atlanta a shopaholic's paradise. Atlanta is also home to five professional sports teams: Atlanta Hawks, Atlanta Falcons, Atlanta United FC, Atlanta Braves, and Atlanta Thrashers. Over 50 million people visit Atlanta annually.



POINTS OF INTEREST

Atlanta is the most-visited destination in the state of Georgia. Atlanta offers lots of tourist attractions such as the Georgia Aquarium, the World of Coca-Cola, the Atlanta Botanical Garden, and many more. Atlanta also hosts several annual food, film, and music festivals each season. Atlanta is known for its fabulous shopping malls. Shopping centers such as Lenox Square with 250 stores, Perimeter Mall with 158 stores, and Cumberland Mall with 143 stores all make Atlanta a shopaholic's paradise. Over 50 million people visit Atlanta annually.



Atlanta's **CULINARY SCENE** is a vibrant tapestry of flavors, reflecting its diverse cultural heritage. The city is renowned for iconic dishes like fried chicken, Southern BBQ, and peach cobbler, showcasing the best of Southern cuisine. Neighborhoods like Buford Highway offer a treasure trove of international eateries, from Ethiopian to Korean.



THE GEORGIA AQUARIUM is one of the largest aquariums in the world, featuring thousands of marine animals, including whale sharks and manta rays. It's a great spot for families and marine life enthusiasts.



Atlanta's **ART SCENE** is a vibrant tapestry of traditional and contemporary influences, boasting institutions like the High Museum of Art and the Atlanta Contemporary Art Center. Neighborhoods such as Little Five Points and Krog Street Market are alive with street art, independent galleries, and creative shops, reflecting the city's eclectic culture.



PROFESSIONAL SPORTS TEAMS

- Atlanta Braves
- Atlanta Falcons
- Atlanta Hawks
- Atlanta United FC
- Atlanta Thrashers

GLOBAL HEADQUARTERS



AT&T

newell
BRANDS

ECONOMY

Metro Atlanta is recognized as an international gateway and the economic engine of the Southeast. **The metro area has the ninth largest population in the country with over 6.14 million residents.** As the largest economy of all metros in the region, metro Atlanta offers diverse businesses and services, with dominant sectors including logistics, professional and business services, media operations, and information technology. Being a trade and transportation hub of the southeast, the city's economy is driven by the service, communications, retail trade, manufacturing, finance, and insurance industries.

The Atlanta metropolitan economy is the 10th largest in the country and has a GDP of \$399.13 billion. The area is home to major corporations like Coca-Cola, The Home Depot, Chick-Fil-A, and UPS. Atlanta has a total of **16 Fortune 500 companies.** Additionally, the Hartsfield- Jackson Atlanta International Airport serves as a major component to its economic growth and is one of the busiest airports in the world where Delta Air Lines is the city's largest employer.

The economy of Atlanta employs about 257,000 people. The largest industries include Professional, Scientific, & Technical Services, Educational Services, and Health Care & Social Assistance. The highest paying industries are Information (\$88,911), Finance & Insurance (\$81,761), and Professional, Scientific, & Technical Services (\$80,082). The state's top domestic production includes Motorized vehicles (\$68.9B), Mixed Freight (\$63.5B), and Electronics (\$51.2B). Georgia's most common trade partners are Florida, Tennessee, and North Carolina.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **307 Church St, LaGrange, GA 30240** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



OFFERING MEMORANDUM
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