

SINGLE TENANT NET LEASE DENTAL OPPORTUNITY
DENSE & AFFLUENT PHILADELPHIA SUBURBAN MARKET

**OFFERING
MEMORANDUM**

327 TOWNSHIP LINE ROAD, ELKINS PARK, PA



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MSC





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★ EXECUTIVE SUMMARY



INVESTMENT SUMMARY

MSC Retail is pleased to present a premier investment opportunity: a single-tenant, net-leased dental property located in Elkins Park, Montgomery County, Pennsylvania. This location is operated by The Smilist, a leading Dental Support Organization (DSO) with a network of over 100 dental offices across six Northeastern states.

In 2024, The Smilist secured \$285 million in funding to support its aggressive growth strategy and strengthen its operational infrastructure. Demonstrating their long-term commitment to this location, The Smilist recently executed a brand-new 5-year NNN lease extension.

Strategically positioned in the affluent and densely populated suburbs of Philadelphia, the property benefits from a surrounding population of over 230,000 residents within a 3-mile radius, with an average household income of \$98,000. This location offers investors a stable, income-generating asset backed by a strong tenant with significant market presence.

The property is situated directly across from two major medical institutions—Jefferson Health's Elkins Park campus (550+ beds) and Temple University's Jeanes Hospital (146+ beds). The immediate area is a hub for medical and health activity, with Elkins Park emerging as one of Montgomery County's most active corridors for healthcare-related real estate development.

Dental practices remain highly desirable investments due to the high relocation costs and patient retention challenges, which often result in long-term occupancy. This offering provides investors with the opportunity to acquire a strategically located, healthcare-adjacent property in a robust submarket of Greater Philadelphia.

PROPERTY SUMMARY

ADDRESS	327 Township Line Road, Elkins Park, PA
BUILDING TYPE	Freestanding
BUILDING SIZE	4,052 SF w/ lower level
LEASE	5 years
LOT SIZE	.55 AC
YEAR BUILT	1945/2013
PARKING TOTAL	26 Spaces
PARKING RATIO	6.42 per 1,000 SF

ASKING PRICE \$1,760,000

CAP RATE 7.50%

★ INVESTMENT HIGHLIGHTS



- Single tenant NNN lease: The Smilist, situated on Township Line Road with a traffic count of 20,838 vehicles per day (VPD)
- The Smilist just signed a 5-year lease extension further showing their commitment to the location
- Strategically located in the heart of Elkins Park, PA, an affluent area boasting a population of 230,000 and an average household income of \$98,000 within a 3-mile radius
- Exceptional dental investment opportunity with a longstanding operational history spanning 15+ years
- Secured by a corporate-backed lease guarantee from The Smilist, a northeastern-based Dental Support Organization (DSO)
- Minimal landlord responsibility ensures a passive investment opportunity for investors
- Conveniently situated directly across from two major medical institutions—Jefferson Health's Elkins Park campus (550+ beds) and Temple University's Jeanes Hospital (146+ beds). The immediate area is a hub for medical activity.



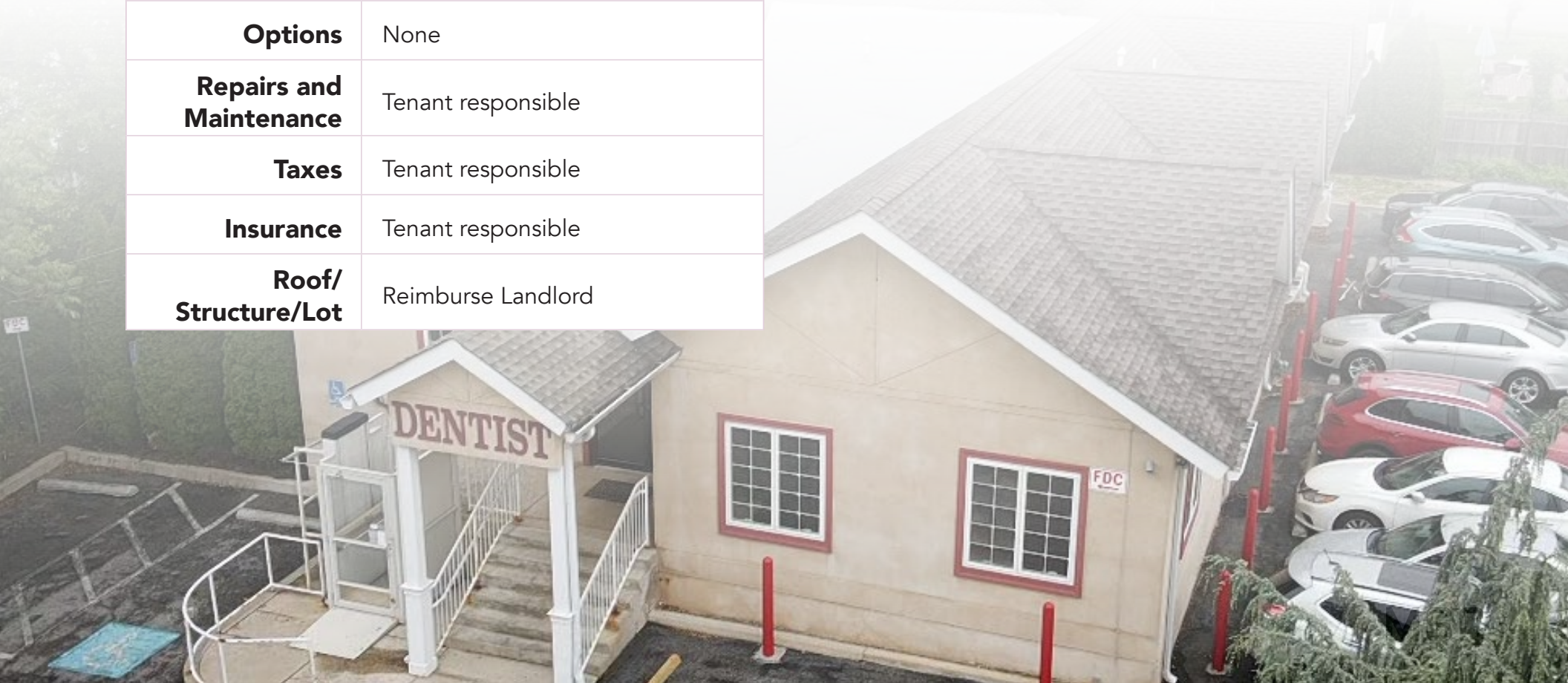


LEASE SUMMARY

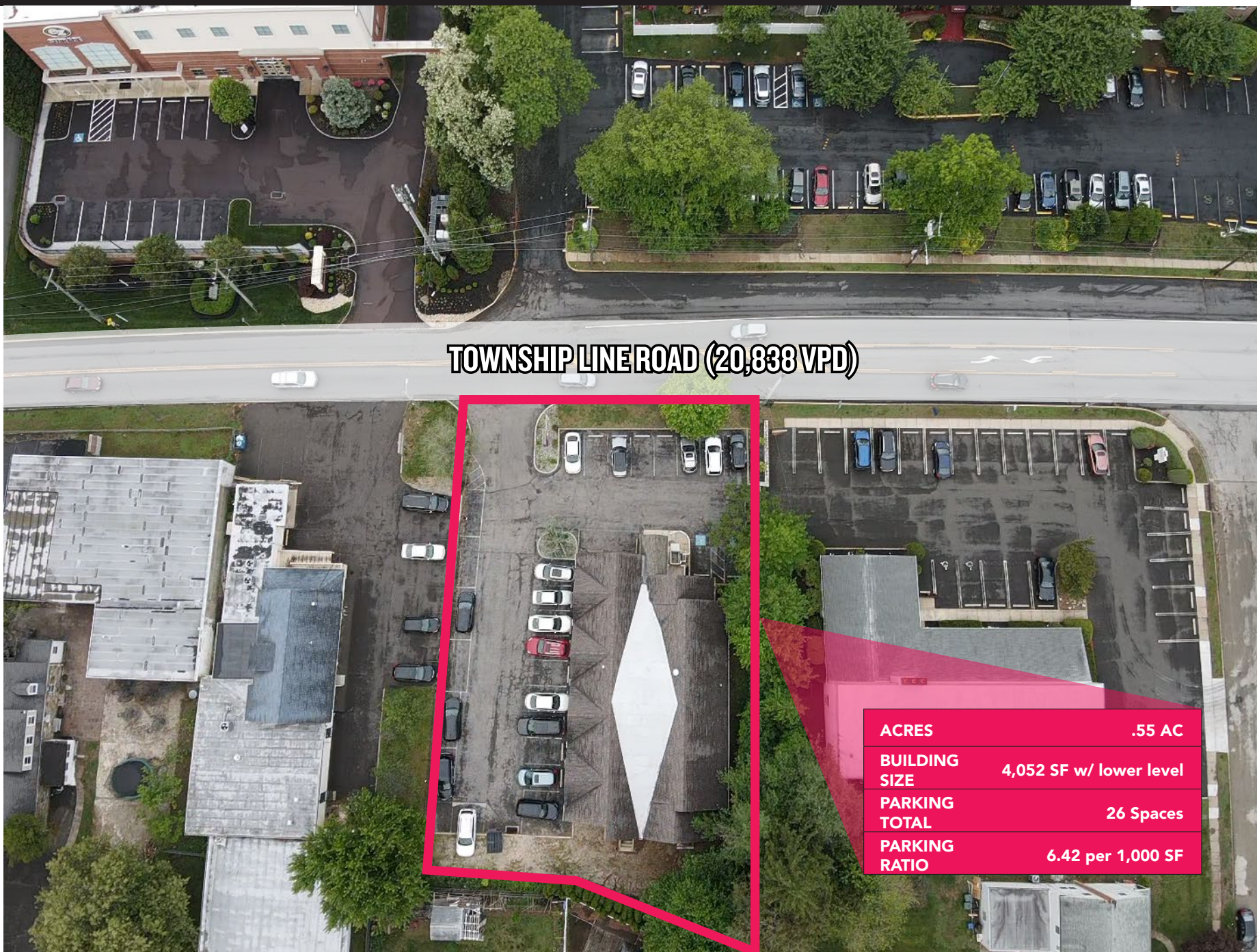
Tenant	The Smilist
Lease Type	NNN
Guarantor	Corp. Guarantee
Term	5 Years
Options	None
Repairs and Maintenance	Tenant responsible
Taxes	Tenant responsible
Insurance	Tenant responsible
Roof/Structure/Lot	Reimburse Landlord

RENT GRID

	Annual	Monthly
Current	\$132,000	\$11,000



★ PARCEL OVERVIEW



TOWNSHIP LINE ROAD (20,838 VPD)

ACRES	.55 AC
BUILDING SIZE	4,052 SF w/ lower level
PARKING TOTAL	26 Spaces
PARKING RATIO	6.42 per 1,000 SF

★ NORTHWEST AERIAL



Jefferson Health
Jefferson Moss-Magee
Rehabilitation

550+ Beds

The Pavillion
ACME Applebee's Hibachi & Co.
Burlington QDOBA MEXICAN EATS

★ **AVERAGE HOUSEHOLD INCOME
OF \$98,000 IN A 3 MILE RADIUS**

★ **AVERAGE POPULATION OF
230,000 IN A 3 MILE RADIUS**

Greater Philadelphia
Oral Surgery

Muriel R. King, MA
Audiologist

TOWNSHIP LINER ROAD (20,838 VPD)

SITE

STORAGE



TEMPLE HEALTH
JEANES HOSPITAL

146+ Beds



Extendicare
Health Care

Elkins Park
Veterinary Hospital

SITE

TOWNSHIP LINE ROAD (20,838 VPD)



★ **AVERAGE HOUSEHOLD INCOME
OF \$98,000 IN A 3 MILE RADIUS**

★ **AVERAGE POPULATION OF
230,000 IN A 3 MILE RADIUS**



the Smilist

The Smilist Dental is a leading dental services organization (DSO) that has rapidly expanded across the Northeast and Mid-Atlantic regions of the United States. Founded in 2014, The Smilist focuses on providing high-quality general, cosmetic, orthodontic, pediatric, and specialty dental care through a growing network of patient-centered practices.

In 2024, The Smilist received a significant \$285 million funding investment to further accelerate its growth and enhance its operational capabilities. As of 2025, The Smilist operates more than **100 locations** across **six states** — including New York, New Jersey, Pennsylvania, Connecticut, Massachusetts, and Rhode Island — making it one of the fastest-growing DSOs in the country.

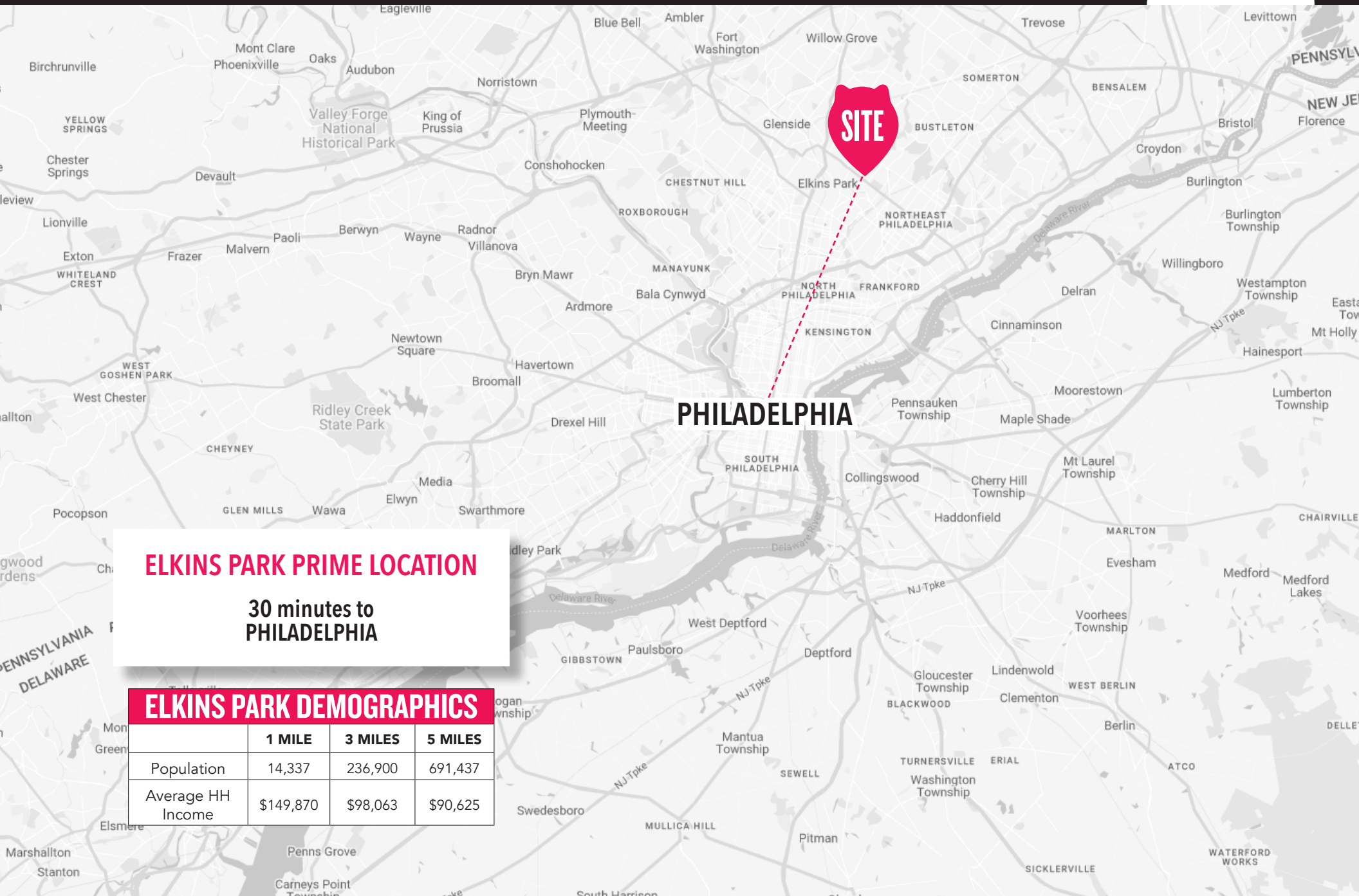
The organization's success is built on its partnership model, which supports affiliated dental practices with back-office services such as operations, billing, compliance, and marketing, allowing dentists to concentrate fully on patient care. The Smilist is recognized for its modern facilities, adoption of advanced dental technologies, and a strong commitment to delivering an outstanding patient experience.

Backed by substantial capital and a strategic growth plan, The Smilist is poised to continue expanding its footprint while maintaining its dedication to clinical excellence and personalized service.





LOCATION OVERVIEW



ELKINS PARK PRIME LOCATION

**30 minutes to
PHILADELPHIA**

ELKINS PARK DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	14,337	236,900	691,437
Average HH Income	\$149,870	\$98,063	\$90,625



MONTGOMERY COUNTY OVERVIEW



COUNTY STATS

**TOP
50**

Best counties
to live in the U.S.

3rd

Most populous
county in PA

2nd

Wealthiest
county in PA

830,915

Residents

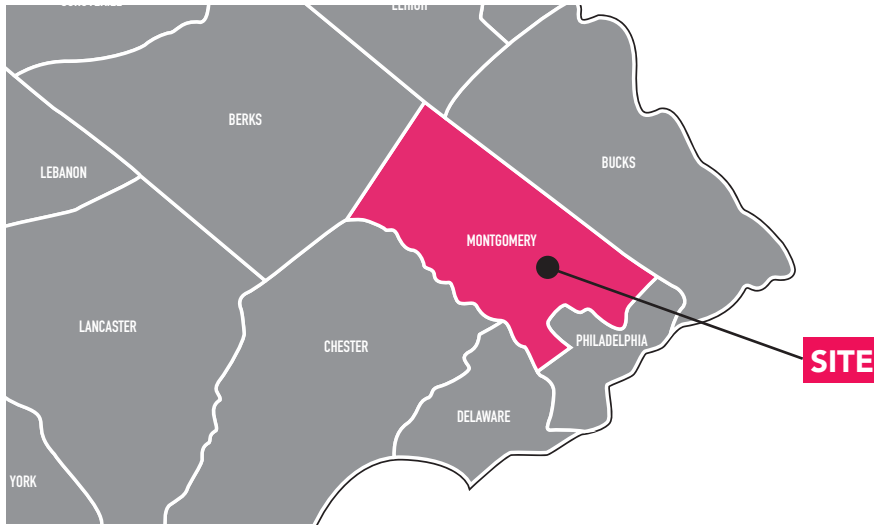
\$92,302

Med. HH Income

MONTGOMERY COUNTY UNIVERSITIES



TOP EMPLOYERS





PHILADELPHIA REGIONAL OVERVIEW



\$490 BILLION

Gross Regional Product

#6

Largest City in the Country

7.2 MILLION

9th Largest MSA Population



#13

Millennial Growth Rate Over
the Nation's 30 Largest Cities



#1

Housing Value & Opportunity
(*National Association of Builders*)



#1

City for Culture
(*Travel & Leisure Magazine*)

104

Colleges &
Universities

#22

Nation's Population Growth

\$2.93 BILLION

Philadelphia School Capital Projects
Over Next 5 Years

PHILADELPHIA MSA

Philadelphia is the largest city in the commonwealth of Pennsylvania and the sixth-most populous US city, with an estimated population of 1,576,251 as of 2021. The greater Philadelphia region, known as the Delaware Valley, is the ninth largest combined statistical area in the United States, with a population of 7.2 million. Located between New York City and Washington DC, Philadelphia is at the core of the country's wealthiest and most densely populated region – 46 million people live within a 200-mile radius with a combined income of \$1.46 trillion. 40% of the US population lives within a day's drive of Philadelphia, and 60% of the population is within a two-hour flight. The desirability of Philadelphia is further highlighted by its low cost of living compared to other large metropolitan statistical areas including New York, DC and Boston. These factors, along with Philadelphia's incredible global access, deep talent pool and attractive cost of doing business have helped key industries in the region to thrive.

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All zoning information, including but not limited to, use and buildable footage must be independently verified.



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