

**INVESTMENT  
OPPORTUNITY**



## **Austin Park Dental – MB2 Dental**

801 E State St, Barberton, OH 44203



**HELIOS**  
INVESTMENT SERVICES

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# Investment Summary

Helios Healthcare Division is pleased to offer an opportunity to purchase a property occupied by the first and largest dental partnership organization (DPO) in the nation, MB2 Dental. This practice is located in the heart of Barberton, Ohio. The property is perfectly situated on the corner of two major streets, with great visibility, and offers ample parking with great ingress and egress.

The lease features just under 9 years remaining, with one 5-year option to renew, and 2% annual increases. MB2 Dental is coming off a strong year with 108 new practice affiliations, bringing them beyond an impressive 750 locations across 43 states. In November 2024, MB2 received a \$525 million investment from Warburg Pincus, their third successful recapitalization in seven years. This substantial investment will improve liquidity for doctor partners and propel further expansion, ensuring their position as a leading organization in the dental industry.



# Property Overview

|                      |                                     |
|----------------------|-------------------------------------|
| <b>Price</b>         | \$874,286                           |
| <b>Cap Rate</b>      | 7.00%                               |
| <b>NOI</b>           | \$61,200                            |
| <b>Price Per SF</b>  | \$174.86                            |
| <b>Guarantor</b>     | MB2 Dental                          |
| <b>Address</b>       | 801 E State St, Barberton, OH 44203 |
| <b>County</b>        | Summit County                       |
| <b>Building Area</b> | 5,000                               |
| <b>Land Area</b>     | 1.06 AC                             |
| <b>Year Built</b>    | 2005                                |



# Investment Highlights

## » NNN LEASE

This investment is an opportunity to acquire real estate with passive income.

## » TENANT INVESTMENT

These are specialty sites with large tenant improvements and decades of clients making it hard to relocate.

## » LEADING DENTAL OPERATOR MB2

Is the largest DPO in the US with other 750 practices across 43 states.

## » ANNUAL RENTAL INCREASES

2% annual increases offers a future hedge against inflation and increased cash flow.

## » HEDGE AGAINST INFLATION

Dental Clinics historically have been resilient to changes in the economic landscape and downturns in the macro environment.

## » AFFLUENT DEMOGRAPHICS

This clinic is equipped with a 5-mile population 126,598 with an average household income of \$63,114.

## » INDUSTRY GROWTH

The U.S. dental market is projected to grow from USD 14.62 billion in 2023 to USD 24.75 billion by 2030, nearly doubling in size.

## » BACKED BY PRIVATE EQUITY

In November 2024, MB2 received a \$525 million investment from Warburg Pincus, their third successful recapitalization in seven years.



# Lease Summary



|                               |            |
|-------------------------------|------------|
| <b>Tenant</b>                 | MB2        |
| <b>Premises</b>               | 5,000 SF   |
| <b>Lease Commencement</b>     | Nov-23     |
| <b>Lease Expiration</b>       | Nov-33     |
| <b>Lease Term</b>             | 8.75 Years |
| <b>Renewal Options</b>        | 1x5 Year   |
| <b>Rent Increases</b>         | 2% Annual  |
| <b>Lease Type</b>             | NNN        |
| <b>Use</b>                    | Dental     |
| <b>Right of First Refusal</b> | Yes        |
| <b>Square Footage</b>         | 5,000      |
| <b>Annual Base Rent</b>       | \$61,200   |
| <b>Rent per SF</b>            | \$12.24    |

# Lease Summary



| Responsibilities      | Tenant | Landlord |
|-----------------------|--------|----------|
| Property Taxes        | x      |          |
| Insurance             | x      |          |
| Common Area           | x      |          |
| Roof & Structure      | x      |          |
| Parking               | x      |          |
| Repairs & Maintenance | x      |          |
| HVAC                  | x      |          |
| Utilities             | x      |          |







# Tenant Overview



**MB2 Dental**, founded in 2007 by Dr. Chris Steven Villanueva, has rapidly grown into the largest and most respected dental partnership organization in the U.S.. With over 750 affiliated practices across 43 states, MB2's unique doctor-led model allows dentists to maintain clinical autonomy while benefiting from the resources and operational support of a DSO. This approach fosters collaboration, innovation, and multiple income streams for its partners, setting the foundation for long-term wealth creation.

Backed by private equity firm Charlesbank Capital Partners, MB2 has achieved exceptional growth, expanding its national footprint and adding hundreds of new partner practices in recent years. The company's affiliation strategy targets entrepreneurial-minded dentists and offers them opportunities to retain ownership while optimizing their practices' value. This structure not only benefits dentists but also improves patient care and operational efficiency.

MB2's strong growth is coupled with an impressive record of low partner turnover and double-digit same-store sales growth, positioning the organization as a leading force in group dentistry. With a commitment to continuing its rapid expansion, MB2 is focused on adding hundreds more partners in the coming years, aiming to redefine the future of dental care and partnerships.

[CLICK TO READ MORE](#)



**DENTISTRY**  
INDUSTRY

**DENTAL PARTNERSHIP**  
SPECIALTY

**CARROLLTON, TX**  
HEADQUARTERS

**750+**  
LOCATIONS

**2007**  
FOUNDED

**11,000+**  
EMPLOYEES

**DENTAL PARTNERSHIP  
ORGANIZATION**  
COMPANY TYPE

**MB2DENTAL.COM**  
WEBSITE

# Location Barberton, OH



Barberton, OH, is a thriving city that seamlessly blends economic opportunity with small-town charm. Located just southwest of Akron, Barberton boasts a rich history, a strong sense of community, and a growing business landscape. Its strategic location along major highways, including I-76 and I-77, provides convenient access to Cleveland, Akron, and other key markets, making it an attractive destination for businesses and residents alike.

Known for its industrial heritage and forward-thinking development, Barberton is home to a diverse mix of industries, including healthcare, manufacturing, and professional services. The city's commitment to revitalization and infrastructure investment has spurred steady growth while maintaining its welcoming atmosphere. Its historic downtown, scenic Lake Anna, and vibrant community events contribute to a high quality of life, fostering a strong connection between residents and local businesses.

With a skilled workforce, a business-friendly environment, and a focus on sustainable growth, Barberton continues to evolve while staying true to its roots. Whether drawn by its economic prospects, cultural charm, or sense of community, Barberton stands out as a place where tradition and progress go hand in hand.

Jeep

Walgreens

DG

malco PRODUCTS, INC.

Barberton High School

Barberton Middle School

Sam Salem CLC

Rimer Elementary School

MARCO'S PIZZA

Marc's Fresh, Savory. Smart Living.

Rainbow Save a lot

BIG LOTS!

Planet Fitness

Auto Zone

RAC

TACO BELL

McDonald's

MB2 DENTAL

ACME Fresh Market

ACE Hardware

BURGER KING

SHERWIN WILLIAMS

Wendy's

McDonald's

Summa Health System - Barberton Campus

619

801 E State St

Barberton Intermediate School

BWXT BWX Technologies, Inc.

Giant

CVS pharmacy

CHIPOTLE MEXICAN GRILL

JJ HONEY JOHNS

Aaron's

O'Reilly

FAMILY DOLLAR

verizon

CHASE

H&R BLOCK

Save a lot

HARBOR FREIGHT TOOLS

TACO BELL

Advance Auto Parts

DUNKIN'

PNC BANK



**SUMMIT MALL**

★ macy's Dillard's VICTORIA'S SECRET ZALES THE DIAMOND STORE

Apple H&M AMERICAN EAGLE OUTFITTERS Bath & Body Works THE NORTH FACE Foot Locker

Giant DICK'S SPORTING GOODS ROSS DRESS FOR LESS SALLY BEAUTY BAM! BOOKS-A-MILLION Marcs Fresh, Savory, Smart Living

OLLIE'S GOOD STUFF CHEAP! SHOE CARNIVAL Ashley HOMESTORE FLOOR DECOR CITITRENDS

Burlington SKECHERS Olive Garden Chick-fil-A Wendy's BURGER KING TACO BELL Arby's

TARGET popshelf THE HOME DEPOT BEST BUY CHIPOTLE MEXICAN GRILL Pizza Hut

PETSMART Michaels LONGHORN STEAKHOUSE O'Charleys

Walmart TJ-maxx sam's club

Giant THE HOME DEPOT LOWE'S HOBBY LOBBY

ACME Fresh Market BEST BUY DICK'S SPORTING GOODS ALDI

The University of Akron

akron ZOO

Walmart Marshalls petco LOWE'S DOLLAR TREE

amazon

amazon

MB2 DENTAL

GOODYEAR COMMERCIAL TIRE & SERVICE CENTERS

Newell Rubbermaid

Sentara Leigh Hospital

Akron Fulton Airport

Barberton

Firestone Golf Course

Firestone Country Club

Save a lot CITITRENDS ROSES metro by T-Mobile

Aaron's Hardee's Wendy's Arby's McDonald's TACO BELL TAKE 5

Giant Marcs Save a lot CVS pharmacy BIG LOTS! planet fitness Rainbow Aaron's

ACME Fresh Market ACE Hardware Save a lot HARBOR FREIGHT TOOLS





  





 Turkeyfoot  
 Golf Course  
 Maintenance


 Portage Lakes  
 State Park



  





**MB2**  
 DENTAL





# Location Highlights



## 3 MILES

|                      |          |
|----------------------|----------|
| Population           | 48,186   |
| Avg Household Income | \$62,464 |

## 5 MILES

|                      |          |
|----------------------|----------|
| Population           | 126,598  |
| Avg Household Income | \$63,144 |

## 10 MILES

|                      |          |
|----------------------|----------|
| Population           | 427,551  |
| Avg Household Income | \$76,510 |



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