



VETCOR ANIMAL HOSPITAL

2230 BRISTOL OXFORD VALLEY RD, LEVITTOWN, PENNSYLVANIA, 19057

ASSUMABLE LOAN AVAILABLE AT A 5.50% INTEREST RATE





Sam Roe

Net Lease Advisor
(678) 272-4961
Sam@Tri-Oak.com

Rutland Patterson

Net Lease Advisor
(404) 341-7460
Rutland@Tri-Oak.com

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This Offering Memorandum is confidential and is intended solely for your limited use in assessing your interest in acquiring the Subject Property. It includes selected information about the Property but does not represent the complete state of affairs of Tri-Oak Consulting Group (“the Owner”) or the Property. This document is not comprehensive and may not contain all the details prospective investors require to evaluate a real estate purchase. All financial projections and information provided are for general reference only, based on assumptions about the economy, market conditions, competition, and other factors outside the Owner's or Tri-Oak Consulting Group's control. As such, these projections and assumptions are subject to significant changes. Measurements, such as acreages and square footages, are approximations. Further information and the opportunity to inspect the Property will be available to qualified interested buyers. Neither the Owner nor Tri-Oak Consulting Group, nor their directors, officers, affiliates, or representatives, make any express or implied representations or warranties regarding the accuracy or completeness of this Offering Memorandum or its contents. No legal obligations arise from your receipt of this document or its use; you should rely solely on your own investigations and inspections when considering a potential purchase. The Owner reserves the right to reject any or all expressions of interest or purchase offers and may terminate discussions with any party at any time, with or without notice, following the review of this Offering Memorandum. No legal commitment exists until a written purchase agreement has been fully executed, delivered, and approved by the Owner, with all conditions met or waived. By receiving this Offering Memorandum, you agree to treat its contents as confidential and not disclose it to any third party without prior written consent from the Owner or Tri-Oak Consulting Group. You also agree not to use this document in any way that could harm the interests of the Owner or Tri-Oak Consulting Group. Certain documents, such as leases, are summarized within this Offering Memorandum. These summaries do not claim to be complete or necessarily accurate representations of the full agreements. Interested parties are encouraged to independently review all summaries and related documents without relying solely on this Offering Memorandum.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.





TENANT & LEASE

- **Assumable Loan Available** - An assumable loan with a **5.50%** interest rate is available for Buyers who would like to take advantage of it. The loan does not have to be assumed.
- **Recent Lease Extension** - VetCor have consistently extended their lease demonstrating their commitment to this site.
- **Corporate Guarantee** - Lease is backed by a corporate guaranty from VetCor – a leading operator of community-based veterinary hospitals across the United States and Canada, supporting 905+ practices.

5.50%Assumable Loan
Interest Rate

FINANCIAL & RISK

- **Hedge Against Inflation** - Annual CPI Rental Increases.
- **Strategically Positioned** - Located within a dense residential corridor servicing local pet owners.
- **NN Lease** - Minimal Landlord responsibilities.

CPIAnnual Rent
Increases

LOCATION & VISIBILITY

- **Excellent Visibility** - 12,000+ VPD along Bristol Oxford Valley Road.
- **Excellent Surrounding Demographics** - 214,194 Residents with an Average Household Income of \$125,873 within 5 miles of the property.

214,194Residents within
5 Miles

PROPERTY CONDITION

- **Recent Renovations** - The Tenant fully renovated the property in 2017 and Landlord's recoat the flat roof and installed new shingles for the vertical roof in 2022.

2017

Tenant Renovation

2022

Roof Upgrades

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LIST PRICE	CAP RATE	NOI
\$1,456,000	7.00%	\$101,900

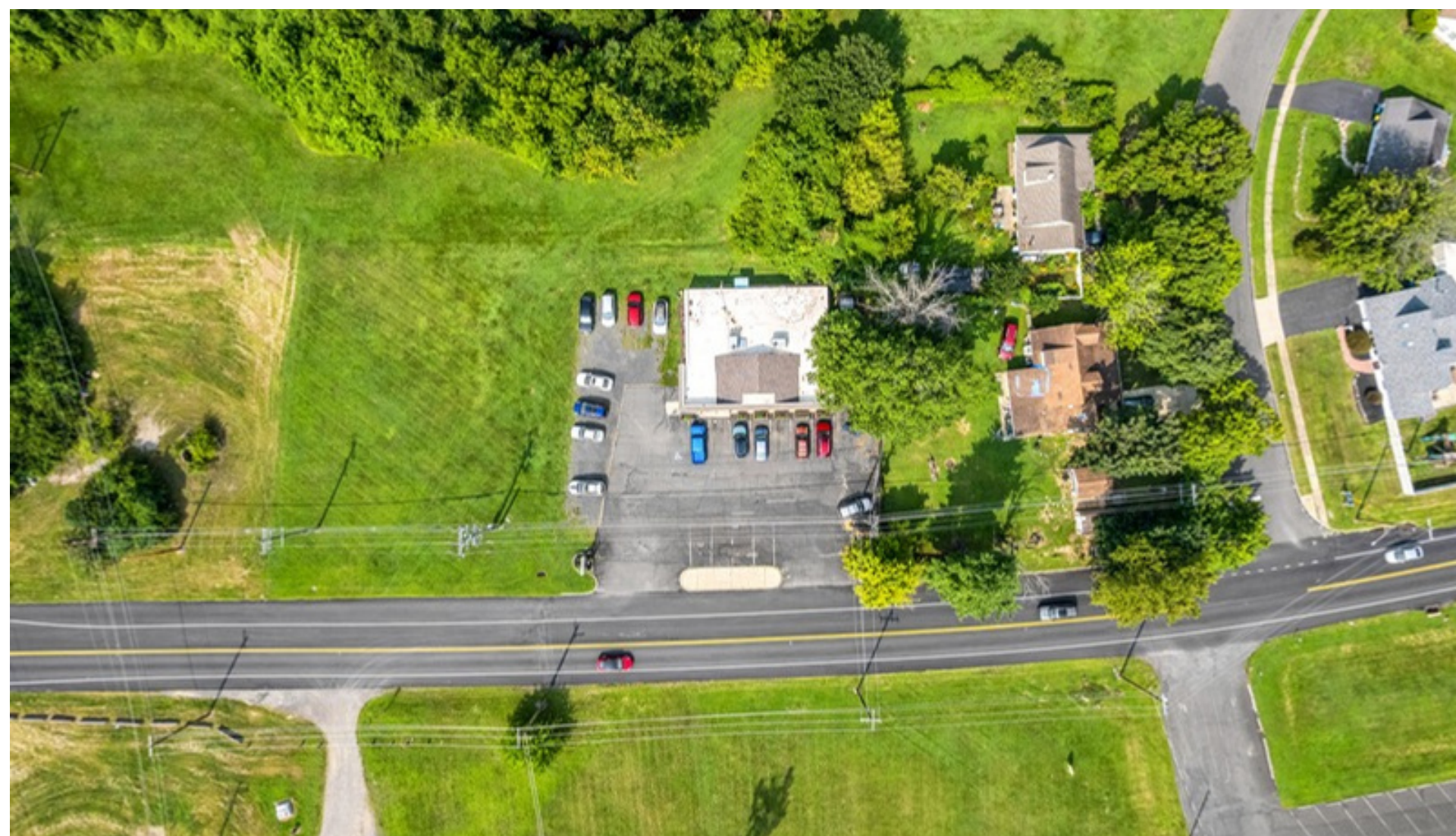
Lease Terms	
LEASE START:	9/30/2011
LEASE END:	10/1/2031
TERM REMAINING:	5 Years
OPTIONS:	One, 5-Year Option
INCREASES:	Annual CPI Increases Capped at 3.00%

Property Details	
BUILDING SIZE:	2,752 Square Feet
LOT SIZE:	1.06 Acres
YEAR BUILT/RENOVATED:	1961/2017

Ownership & Structure	
LEASE TYPE:	NN
GUARANTOR:	Corporate
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple



4.5 ★★★★★ 505 Google reviews



94M

US Households
Own a Pet

7.8%

Projected CAGR
[compound annual growth rate]

\$110.72B

Projected Market Valuation

COHERENT
MARKET INSIGHTS

VETERINARY
HOSPITAL MARKET

Key Players

VetCor

Banfield
PET HOSPITAL

vca
animal
hospitals

CAGR
7.8%

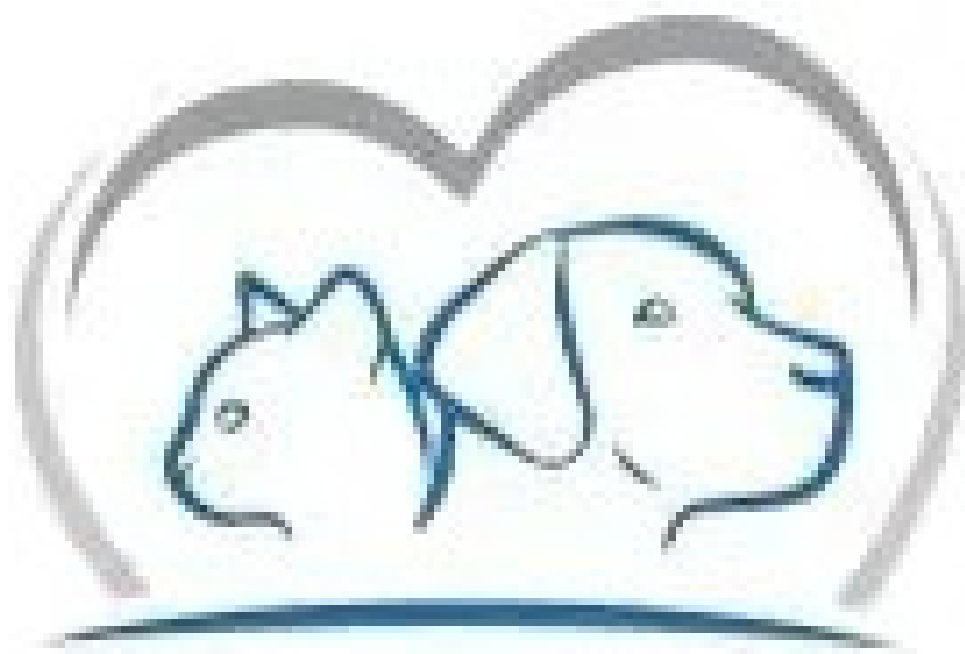
2025 - 2032

US\$ 65.45
Billion

US\$ 110.72
Billion

2025 2026 2027 2028 2029 2030 2031 2032

Source : www.coherenetmarketinsights.com



Company:	VetCor Animal Hospital
Year Founded:	1997
Locations:	900+
Website:	www.vetcor.com
Headquarters:	Norwell, MA
Guarantor:	Privately Held



Based in Norwell, MA, Vetcor is a leading veterinary services company supporting more than 900 community-based veterinary practices across the United States and Canada. Founded in 1997, the company has built a broad network of locally focused hospitals while allowing individual practices to maintain their unique identities, cultures, and connections to the communities they serve. Vetcor provides its practices with the resources, infrastructure, and collaborative support of a large veterinary network, with a shared focus on delivering high-quality care and service to pets and their owners.

With more than 15,000 team members across its network, Vetcor emphasizes a people-first operating model centered on employee well-being, professional development, collaboration, and long-term practice stability. The company's mission is to enhance the health and well-being of pets and the people who care for them, while its practices benefit from centralized support without sacrificing local leadership and autonomy. Vetcor's core values include doing the right thing, providing compassionate care, building community, pursuing learning and growth, and taking pride in its work.

LOCATION INFORMATION



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2026 Population	16,395	102,654	214,194
2031 Projection	16,235	103,344	215,094
Annual Growth 2020-2026	-0.27%	-0.02%	0.04%
Annual Growth 2026-2031	-0.20%	0.13%	0.08%
HOUSEHOLDS			
2026 Households	5,964	38,458	83,069
2031 Projection	5,945	39,093	84,175
INCOME			
AVG. Household Income	\$122,323	\$121,741	\$125,873



12,000+ VPD
along Bristol Oxford Valley Rd

**SUBJECT
PROPERTY**

Mill Creek Elementary School
Ben Franklin Middle school
Harry S Truman High School

GIANT

BURGER KING

Valvoline

DUNKIN' DONUTS

SUBWAY

Walgreens
Anthony's Pizza
Jr's Car Wash
Bidwell's Barber Shop
McStew's Irish Pub

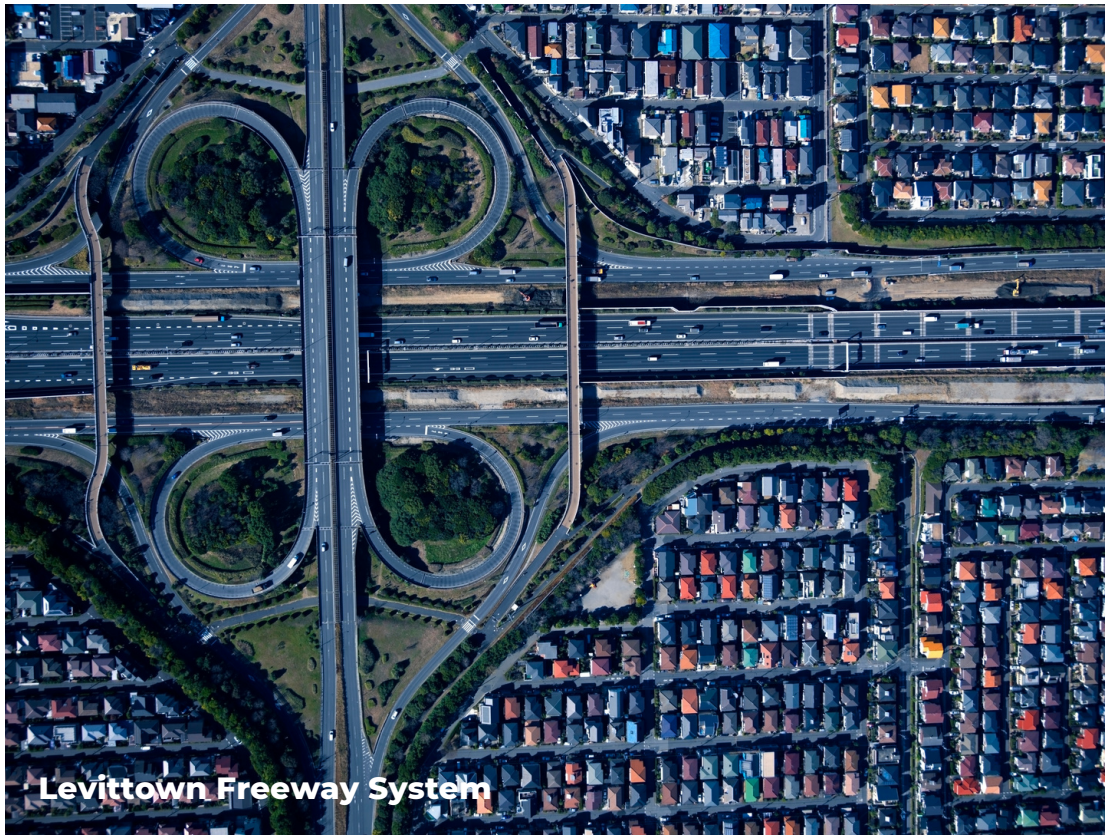
Airgas Distribution Center
Urban Outfitters Distribution
Pitney Bowes

Wendy's

Wawa

McDonald's

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Levittown, PA, located in southeastern Bucks County, is a well-established suburban community within the Philadelphia metropolitan area and is home to approximately 52,700 residents. Situated roughly 25 miles northeast of Center City Philadelphia and 10 miles southwest of Trenton, NJ, Levittown benefits from excellent regional connectivity via I-95, the Pennsylvania Turnpike, U.S. Route 1, and U.S. Route 13. The community is part of a large and diverse regional economy, with healthcare, manufacturing, education, retail, and professional services among the area’s leading industries. Major employers throughout Bucks County include Trinity Health, Grand View Health, Lower Bucks Hospital, The GIANT Company, CVS Health, Walmart, and numerous pharmaceutical, manufacturing, and distribution companies. Levittown also benefits from access to a substantial Philadelphia-area labor pool and nearby institutions such as Bucks County Community College.

Recent development and infrastructure investment continues to strengthen the Levittown area. In Bristol Township, plans were approved for redevelopment of a nearly 10-acre property along Veterans Highway into a new 129,000-square-foot warehouse facility. PennDOT is also advancing transportation improvements along U.S. Route 13 and surrounding corridors, including bridge rehabilitation, traffic-management technology, and roadway upgrades. Longer term, Pennsylvania and New Jersey transportation officials are planning an approximately \$1.6 billion replacement of the Delaware River Turnpike Bridge near Bristol Township, further supporting Levittown’s strategic position within the Philadelphia–Trenton–New Jersey corridor.



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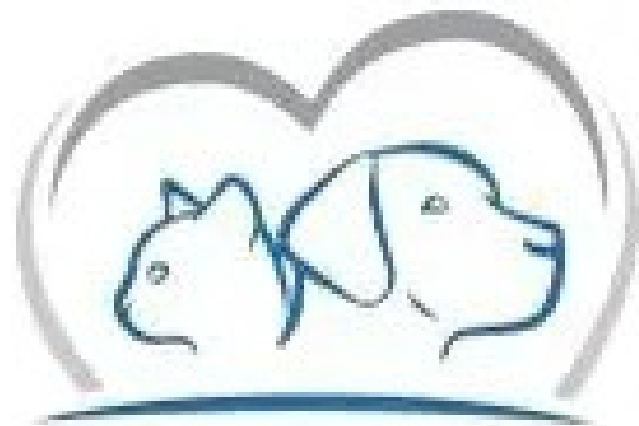
Brian Brockman

License #: RM423816

Bang Realty-Pennsylvania Inc

bor@bangrealty.com

513-898-1551



**THE ANIMAL
HOSPITAL
of Levittown**

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