



15239 SOUTHERN BLVD
Loxahatchee FL

OFFERED FOR SALE
\$4,078,000 | 5.15% CAP



CONFIDENTIAL
OFFERING MEMORANDUM

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Heartland Dental in Loxahatchee, FL. The Premises is leased to Heartland Dental for a twelve year initial term with four (4) five (5) year extension terms remaining. The Asset was recently constructed and is located in the highly affluent Palm Beach County with very strong demographics (AHHI of \$215K within 1 mile of site).



**12-YR
LEASE**



**EXTREMELY
STRONG
DEMOGRAPHICS**



**HIGH GROWTH
MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$210,000
Rent Escalation	6-10	\$231,000
Rent Escalation	11-12	\$254,100
1st Option Term	13-17	\$279,510
2nd Option Term	18-22	\$307,461
3rd Option Term	23-27	\$338,207
4th Option Term	28-32	\$372,028

NOI	\$210,000
CAP	5.15%
PRICE	\$4,078,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	15239 Southern Blvd, Loxahatchee, FL 33470
Building Size (GLA)	4,260 SF
Land Size	0.99 Acres
Year Built/Renovated	2025
Signator/Guarantor	Heartland Dental (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	12/17/2025
Lease Expiration Date	12/31/2037
Remaining Term	12 years
Rent Escalations	10% Every 5 Years and in Options
Current Annual Rent	\$210,000



ACTUAL PROPERTY

93,657 PEOPLE
IN 5 MILE RADIUS

\$218,182 AHHI
IN 1 MILE RADIUS

42,500 VPD
ON SOUTHERN BLVD





ABS. NNN LEASE STRUCTURE

One of the first Abs. NNN Heartland Dental lease formats | Zero landlord Responsibilities | 12 Year lease with four (4) five (5) year extensions | 10% Rental Increases every 5 years and in extensions



LARGEST DENTAL ORGANIZATION GUARANTY

Heartland Dental is the largest dental support organization in the United States | Over 1,800 Locations | 2024 Total Revenue was over \$3B



TIGHT RETAIL SUPPLY & RISING RENTAL RATES

Within 1-mile radius of the site, vacancy rate sits at 0.7% and countywide Q2 2025 data shows a 4% retail vacancy rate | Asking rates average YoY growth is at 2.1% | Under 2M SF in retail construction pipeline | Investors will have negotiating power in lease renewals



NEW CONSTRUCTION APPEAL

Palm Beach County is investing over \$140 million in roadway improvements along the Southern Blvd corridor | Less than 1-mile SR-80s main arterial connecting both Florida Turnpike and I-95 | Regional population growth of 1.8% annually has prompted Westlake and Arden master-planned communities (combined adding 7,500 homes within a 10-mile radius)



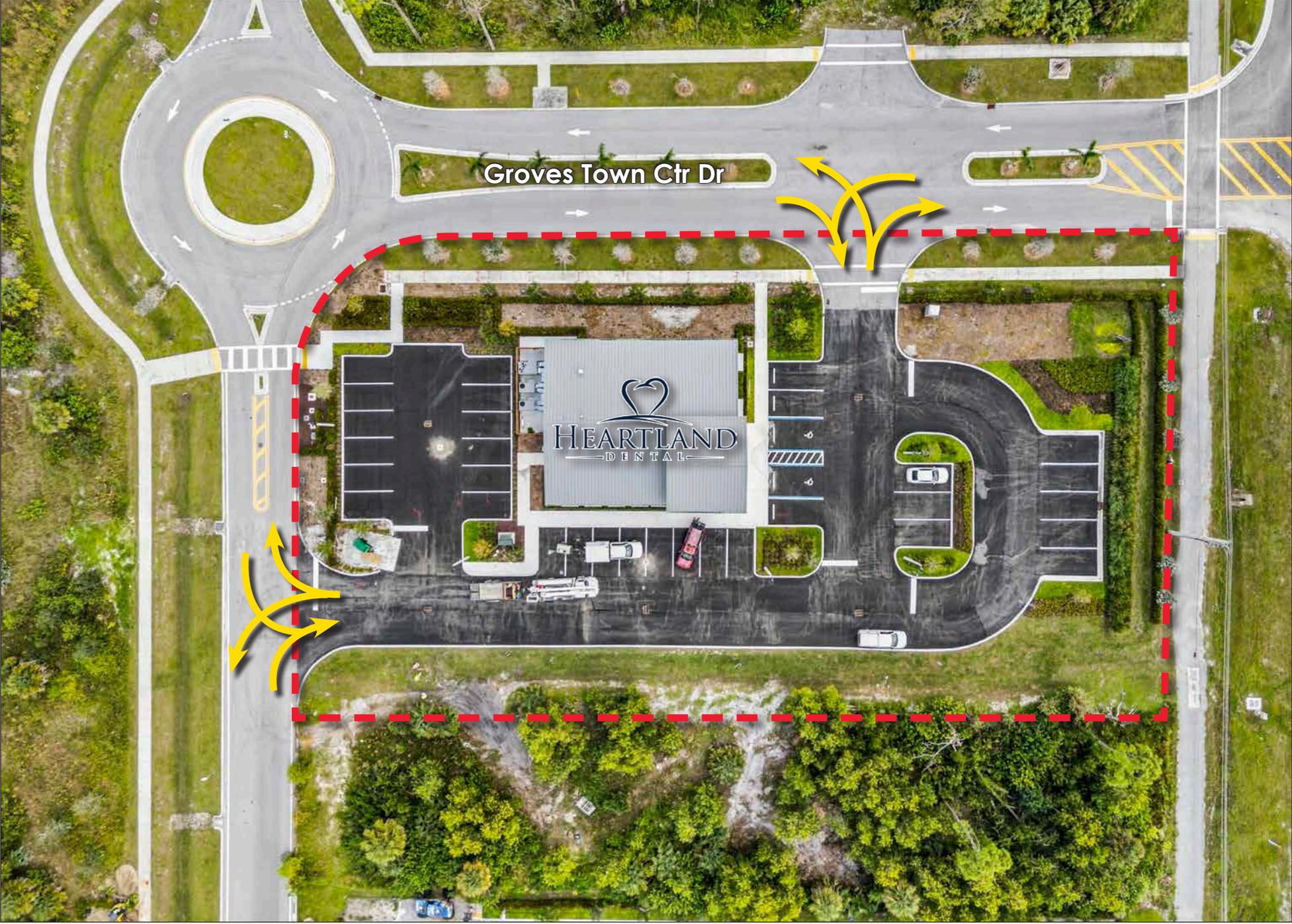
HIGH -INCOME DEMOGRAPHICS

AHHI exceeds \$200K in a 1-mile radius providing high discretionary income | Palm Beach County posts a median income of \$84,789 as of 2023 which is 13% higher than the Florida state average | AAHI is \$129,312 with over 600,000 households in the county in 2023



WEST PALM BEACH-BOCA RATON-DELRAY BEACH MSA

WPB's population growth is fueled by net migration from high-cost states | Rolling 12-month retail investment sales volume exceeds \$965 million | Net in-migration and demographic tailwinds driven by high-income households and relocating professionals





Palm Beach State College

TSC TRACTOR SUPPLY CO

Wendy's

tropical CAFE
SMOOTHIE
FIRED UP PIZZA
You Build It We Fire It

DUNKIN'

Publix

7-ELEVEN

Wawa

AutoZone

el CAR WASH

ALDI

Culver's

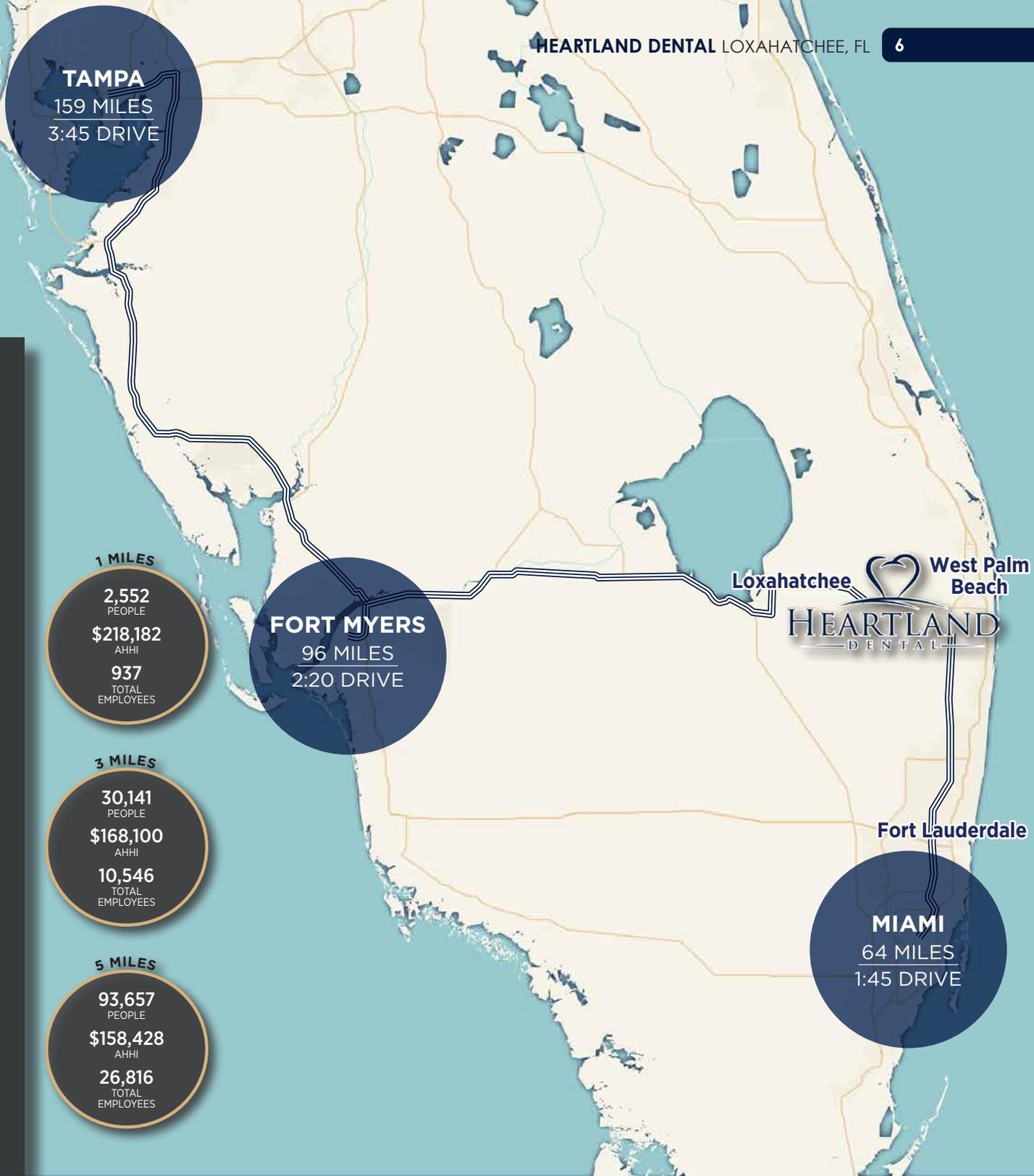
HEARTLAND DENTAL

Southern Blvd (42,500 VPD)

Groves Town Ctr Dr

West Palm Beach

The West Palm Beach Metropolitan Statistical Area, located in Palm Beach County and part of the larger Miami-Fort Lauderdale-West Palm Beach region, is a rapidly growing area in South Florida known for its coastal setting, diverse population, and expanding economy. With a city population of about 120,000 and a metro population exceeding six million, the region has seen steady job growth driven by gains in education, healthcare, finance, and logistics, as well as an influx of businesses and professionals relocating from higher-cost states. Downtown West Palm Beach has transformed into a vibrant urban core with new residential and commercial development, reflecting the area's evolution into a financial and innovation hub. The region's strengths include a business-friendly tax climate, strong quality of life, and cultural amenities.



TENANT OVERVIEW

Heartland Dental is the largest dental support organization in the United States, with over 1,800 supported dental offices in 38 states. Founded in 1997, Heartland Dental supports over 2,700 dentists and over 10,000 team members nationwide. Based in Effingham, IL, Heartland Dental offers supported dentists and team members continuing education and leadership training, along with a variety of non-clinical administrative services. Heartland Dental partners with its supported dentists to deliver high-quality care across the full spectrum of dental services and is majority owned by KKR, a leading global investment firm.

KKR

Heartland Dental's parent company, KKR (NYSE: KKR), is a leading global investment firm that manages multiple alternative asset management, capital markets, and insurance solutions. KKR has approximately \$207 billion in assets under management and more than 103 companies in their portfolio



20,000+
Team Members in the HD Family



2,700+
Support Doctors Nationally



1,800+
Support Offices Nationally

HEARTLAND DENTAL QUICK FACTS

Founded	1997
Ownership	Private (KKR)
Number of Locations	1,800+
Headquarters	Effingham, IL
Guaranty	Corporate





HEARTLAND
DENTAL

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Exclusively Offered By



PRIMARY DEAL CONTACTS

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BINKS FOREST Dental Care

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