

# HEARTLAND DENTAL



Indiana University Health

OFFERED FOR SALE: **\$2,932,000 | 7.25% CAP**

**2455 EAST MAIN ST | PLAINFIELD, IN**



CONFIDENTIAL OFFERING MEMORANDUM



Atlantic  
CAPITAL PARTNERS™



BANG  
REALTY

# HEARTLAND DENTAL



Indiana University Health

## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively retained to offer for sale 2455 East Main Street in Plainfield, Indiana, a 100% leased multi-tenant outpatient medical asset occupied by Heartland Dental and IU Health Urgent Care. The property provides investors with diversified cash flow from two established healthcare operators while benefiting from the long-term stability and defensive characteristics of the outpatient medical sector.

Constructed in 2016 as a purpose-built medical facility, the property is strategically positioned along East Main Street (US-40), one of Plainfield's primary commercial corridors. Located adjacent to Walmart Supercenter within Plainfield Crossing, the asset enjoys exceptional visibility, exposure to more than 32,000 vehicles per day, and convenient access to Interstate 70, Indianapolis International Airport, and the greater Indianapolis metropolitan area.

Plainfield continues to rank among the fastest-growing communities in Central Indiana, supported by strong population growth, above-average household incomes, and one of the nation's premier logistics and distribution hubs. Combined with a high-quality healthcare tenancy, diversified rent stream, and excellent regional accessibility, the property offers investors the opportunity to acquire a well-located medical investment in one of the Indianapolis MSA's strongest suburban markets.

|       |             |
|-------|-------------|
| NOI   | \$212,572   |
| CAP   | 7.25%       |
| PRICE | \$2,932,000 |

## PROPERTY OVERVIEW

|                      |                                         |
|----------------------|-----------------------------------------|
| Address              | 2455 East Main St, Plainfield, IN 46168 |
| Tenants              | Heartland Dental & IU Health Care       |
| Building Size (GLA)  | 6,678                                   |
| Land Size            | 1.35 Acres                              |
| Year Built/Renovated | 2016                                    |
| NOI                  | \$212,572                               |



 **37,287** PEOPLE  
IN 3 MILE RADIUS

 **\$104,589** AHHI  
IN 3 MILE RADIUS

 **32,200** VPD  
ON US 40

## INVESTMENT HIGHLIGHTS



### 100% LEASED HEALTHCARE ASSET

Fully occupied by Heartland Dental and IU Health Urgent Care, providing investors with income from two established healthcare operators serving complementary outpatient medical uses.



### COMPLEMENTARY MEDICAL TENANCY

The combination of dental and urgent care services creates a synergistic healthcare destination that generates recurring patient traffic while reducing reliance on a single tenant.



### AFFLUENT & RAPIDLY GROWING TRADE AREA

Located within one of the Indianapolis MSA's fastest-growing communities, serving households with average incomes exceeding \$104,000 within three miles and \$111,000 within five miles, supported by continued residential and commercial expansion.



### PREMIER RETAIL CORRIDOR

Situated along East Main Street (US-40) adjacent to Walmart Supercenter and within Plainfield Crossing, surrounded by national retailers including Meijer, Lowe's, Kroger, ALDI, Chick-fil-A, Starbucks, and Target.



### INDIANAPOLIS MSA LOCATION

Positioned approximately 15 minutes west of Downtown Indianapolis with immediate access to I-70 and Indianapolis International Airport, providing excellent regional connectivity throughout Central Indiana.



### HIGH-VISIBILITY LOCATION

Fronting East Main Street (US-40), the property benefits from exposure to more than 32,000 vehicles per day, excellent access, and strong visibility within one of Plainfield's primary commercial corridors.

# RENT ROLL & SITE PLAN

| TENANT           | SQUARE FEET  | LEASE START | LEASE END | RENT PSF       | ANNUAL RENT      | NEXT RENT<br>ESCALATION DATE | ESCALATIONS                    | RENEWAL OPTIONS                                                                           | OPTION RENT                                   |
|------------------|--------------|-------------|-----------|----------------|------------------|------------------------------|--------------------------------|-------------------------------------------------------------------------------------------|-----------------------------------------------|
| Heartland Dental | 3,218        | 8/1/2022    | 7/31/2032 | \$33.78        | \$108,700        | 8/1/2027                     | \$34.45<br>2% Annual Increases | (4) 5-Year Options<br>Option 1<br>Option 2<br>Option 3<br>Option 4<br>2% Annual Increases | –<br>\$38.04<br>\$43.04<br>\$48.69<br>\$55.09 |
| IU Health Care   | 3,246        | 11/16/2016  | 5/31/2031 | \$32.00        | \$103,872        | -                            | -                              | (1) 5-Year Options<br>Option 1                                                            | –<br>\$34.00                                  |
| <b>TOTAL</b>     | <b>6,678</b> |             |           | <b>\$65.78</b> | <b>\$212,572</b> |                              |                                |                                                                                           |                                               |





**Walmart**  
Supercenter

**LONG JOHN SILVER'S**

**planet fitness**

**EYEGLASS WORLD**

**MURPHY USA**

**PNC**

**ALDI**

EAST MAIN ST, US 40 32,200 VPD

1 MILE  
5,760 PEOPLE  
\$97,484 AHHI

3 MILES  
37,287 PEOPLE  
\$104,589 AHHI

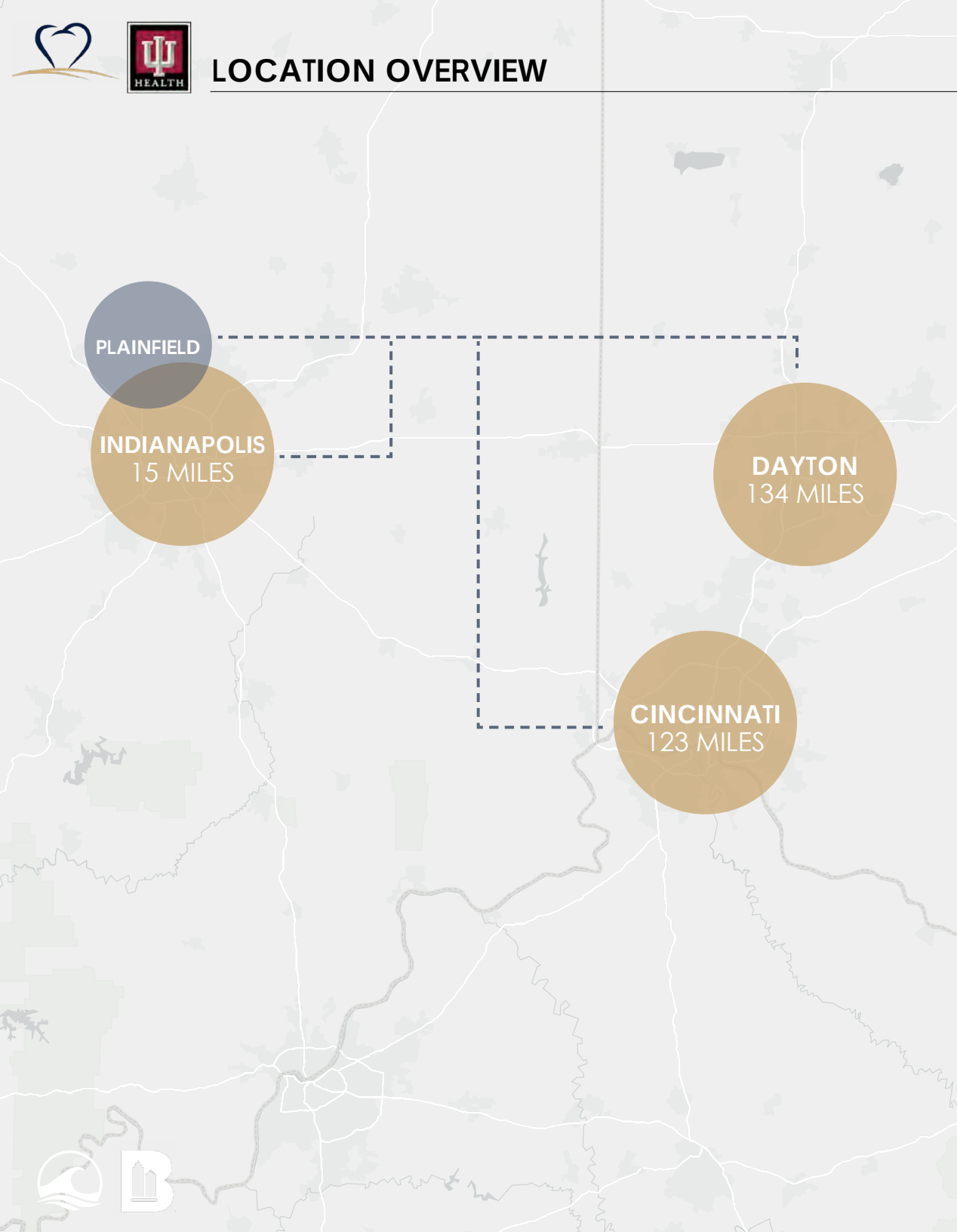
5 MILES  
84,671 PEOPLE  
\$111,423 AHHI

**HEARTLAND DENTAL**  
Indiana University Health  
2455 EAST MAIN ST

THE SHOPS AT PERRY CROSSING  
**AMC** **BARNES & NOBLE** **Bath & Body Works**  
**AMERICAN EAGLE**  
**Buckle** **JCPenney**  
**DICK'S SPORTING GOODS** **H&M** **OLD NAVY**



## LOCATION OVERVIEW



**THE INDIANAPOLIS-CARMEL-GREENWOOD METROPOLITAN STATISTICAL AREA (MSA)** is the economic center of Indiana and one of the Midwest's fastest-growing metropolitan regions. Home to more than 2.2 million residents, the MSA is supported by a highly diversified economy driven by healthcare, advanced manufacturing, life sciences, logistics, finance, technology, and professional services. Major employers including Eli Lilly & Company, Salesforce, Indiana University Health, Roche Diagnostics, Cummins, and Rolls-Royce North America provide a stable employment base that continues to attract businesses and new residents to the region.

Located approximately 15 miles west of Downtown Indianapolis, Plainfield has emerged as one of the region's premier logistics and distribution hubs due to its immediate access to Interstate 70 and proximity to Indianapolis International Airport, home to one of the largest FedEx air hubs in the world. The town has attracted significant investment from Amazon, FedEx, UPS, Walmart, DHL, Penske Logistics, and numerous other national employers, driving continued residential and commercial growth. Supported by exceptional transportation infrastructure, affluent demographics, and a rapidly expanding population, the Indianapolis MSA remains one of the Midwest's strongest markets for long-term commercial real estate investment.

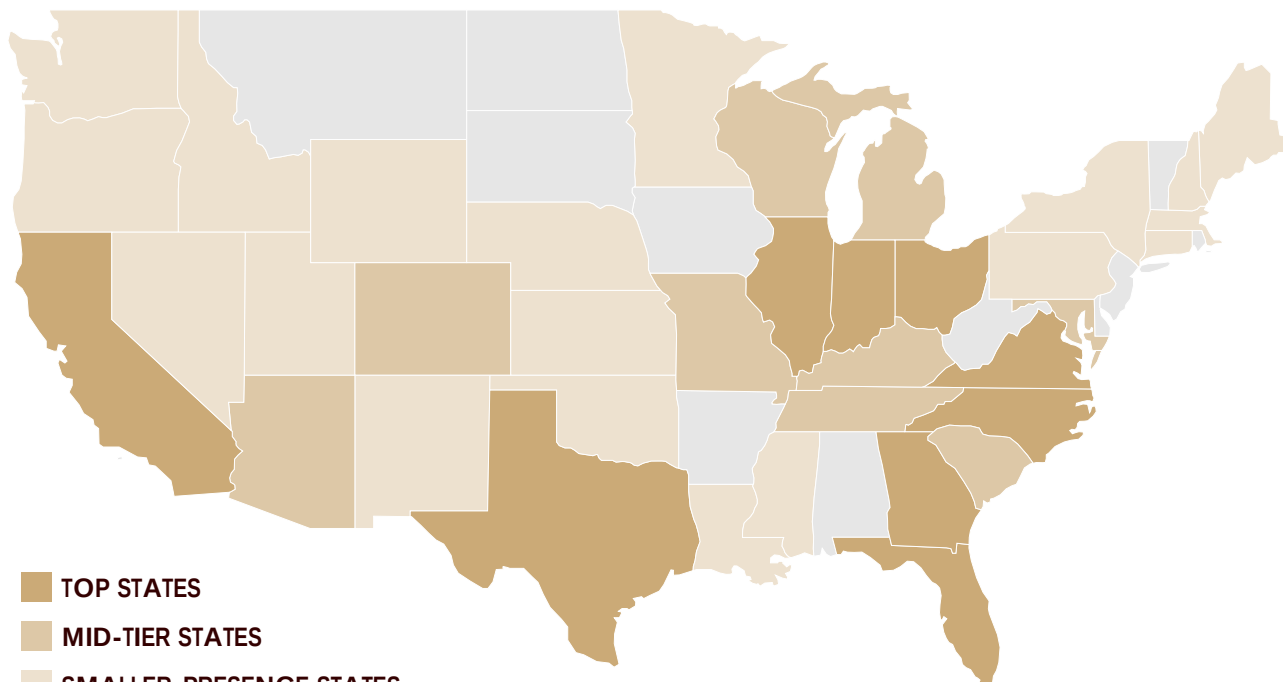


### HEARTLAND DENTAL QUICK FACTS

|                      |               |
|----------------------|---------------|
| <b>Founded:</b>      | 1997          |
| <b>Headquarters:</b> | Effingham, IL |
| <b>Ownership:</b>    | Private       |
| <b>Locations:</b>    | 1,900+        |
| <b>Guaranty:</b>     | Corporate     |

Heartland Dental is the nation's largest dental support organization (DSO), providing comprehensive non-clinical administrative services to a network of affiliated dental practices across 39 states and the District of Columbia. Founded in 1997 by Dr. Rick Workman, the company has grown into an industry leader, supporting more than 3,000 dentists across over 1,900 locations nationwide. Heartland Dental is backed by leading institutional investors, including KKR and the Ontario Teachers' Pension Plan, reflecting the strength and scale of its platform.

Through its centralized operating model, Heartland Dental provides affiliated practices with essential business support services, including marketing, technology, human resources, accounting, and compliance, allowing providers to focus on patient care. Supported by favorable demographic trends and a highly fragmented dental industry, the company continues to expand its national footprint through new affiliations and de novo growth, reinforcing its position as the market leader in the dental services sector.



**\$4.2B**  
2025 REVENUE



**1,900+**  
TOTAL LOCATIONS



**39 STATES**  
GEOGRAPHIC FOOTPRINT



**40,000+**  
TOTAL EMPLOYEES



**S&P: B**  
CREDIT RATING



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**HEARTLAND**  
DENTAL



Indiana University Health

**CleanSlate**  
Medical Group

Exclusively Offered By



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