HEARTLAND
DENTAL

4547 HARDSCRABBLE RD
COLUMBIA, SC

OFFERED FOR SALE

$3,511,000 | 5.45% CAP

CONFIDENTIAL
OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Heartland Dental in Columbia, SC. 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 along the busy retail corridor off of Hardscrabble Rd.

12-YR LEASE

POSITIONED IN RETAIL NODE

HIGH GROWTH MARKET

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	$191,360
Rent Escalation	6-10	$210,496
Rent Escalation	11-12	$231,546
1st Option Term	13-17	$254,700
2nd Option Term	18-22	$280,170
3rd Option Term	23-27	$308,187
4th Option Term	28-32	$339,006

NOI	$191,360
CAP	5.45%
PRICE	$3,511,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	4547 Hardscrabble Rd, Columbia, SC 29229
Building Size (GLA)	4,160 SF
Land Size	1.30 Acres
Year Built/Renovated	2024
Signator/Guarantor	Heartland Dental (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	11/26/2024
Lease Expiration Date	11/30/2036
Remaining Term	12 Years
Rent Escalations	10% in Year 6, Year 11 and Each Option Period
Current Annual Rent	$191,360

117,344 PEOPLE IN 5 MILE RADIUS

$104,615 AHHI IN 3 MILE RADIUS

25,700 VPD ON HARDSCRABBLE RD

INVESTMENT HIGHLIGHTS

RARE 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

POSITIONED IN HIGH DEMAND RETAIL CORRIDOR

This Heartland Dental is positioned along the busy commuter thoroughfare Hardscrabble Rd (25.7K VPD) with full access into the site | Within a 1-mile radius of the site is more than 517K SF of retail space boasting a 2.2% vacancy rate | Nearby National Retailers Include: Publix Super Market, Food Lion, Lowe's Home Improvement, Kroger Marketplace, and more

NEW CONSTRUCTION

The Building has recently been built to suit the tenant's specifications | Tenant has paid to add specific capital improvements to enhance operational performance

CLOSE PROXIMITY TO LARGE STUDENT CUSTOMER BASE

Site is located across the street from the Lake Murray Montessori School with just under 100 students | Under 0.75 miles from the site is Rice Creek Elementary with over 750 students | Just one mile from the site along Hardscrabble road is Ridge View High School which has over 1,700 students

STRONG DEMOGRAPHICS IN SC'S STATE CAPITAL

Surrounding the site within a 1-mile radius the population exceeds 10K people with an AHHI over $90,000 | In a 5-mile radius there are more than 113K potential customers with an AHHI greater than $100,000

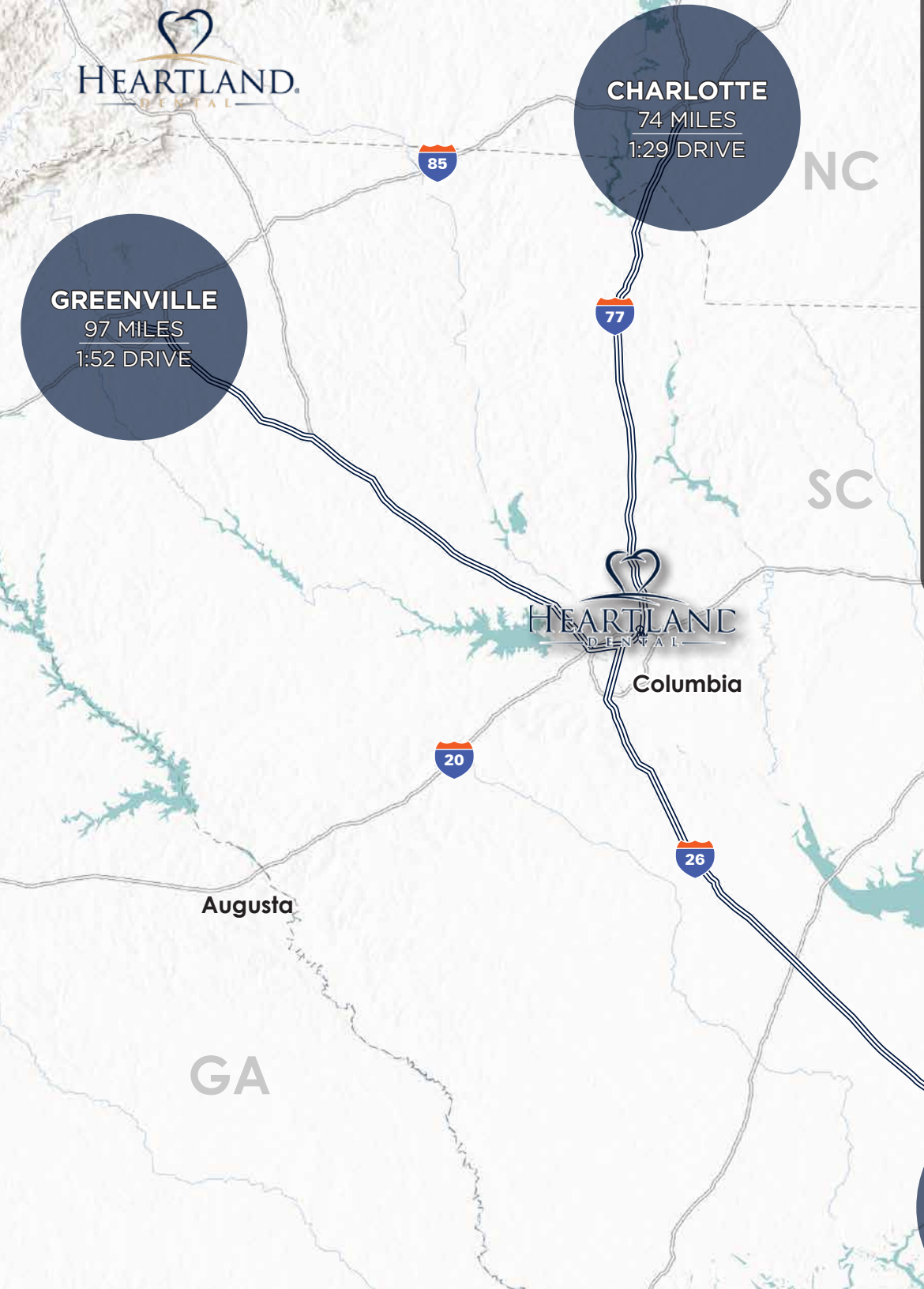
SITE PLAN

Hardscrabble Rd (25,700 VPD)
MURPHY USA
HEARTLAND DENTAL
Future Retail

Ridge View High
1,696 Students
Rice Creek Elem.
764 Students
FAMILY DOLLAR
FOOD LION
LIDL
Pizza Hut
MUSIC & ARTS
Publix
Bank of America
SPINX
Guthries
BEEF 'O' BRADY'S
GOOD FOOD. GOOD SPORTS
marco's Pizza
Valvoline
AcharaVet
Caring for pets and those who care for them
HEARTLAND DENTAL
Future Retail
MURPHY USA
Hardscrabble Rd (25,700 VPD)

PET SUPPLIES PLUS
Minus the hassle.
planet fitness
FAMILY DOLLAR
HIBBETT SPORTS
CVS
morningstar STORAGE
MAVIS DISCOUNT TIRE
jiffy lube
SONIC America's Drive-In
MIDAS
HURRICANE EXPRESS WASH
JEREMIAH'S ITALIAN ICE
NAPA
O'Reilly AUTO PARTS
SAN JOSE MEXICAN RESTAURANT
Walgreens
HEARTLAND DENTAL
Hardscrabble Rd (25,700 VPD)
MURPHY USA

Columbia, South Carolina, the state's capital, is a vibrant city nestled in the heart of the Palmetto State. Boasting a rich history dating back to its founding in 1786, Columbia offers a blend of Southern charm and modern amenities. The city is renowned for its cultural attractions, including the Columbia Museum of Art, which showcases a diverse collection ranging from Renaissance masterpieces to contemporary works. Nature enthusiasts can explore the scenic beauty of Congaree National Park, home to one of the largest intact old-growth bottomland hardwood forests in the southeastern United States. With its bustling downtown district, burgeoning culinary scene, and lively entertainment options, Columbia provides residents and visitors alike with a dynamic urban experience set against the backdrop of the South Carolina Midlands.



1 MILES	3 MILES	5 MILES
8,134 PEOPLE	68,688 PEOPLE	117,344 PEOPLE
$90,265 AHHI	$104,615 AHHI	$102,976 AHHI
1,415 TOTAL EMPLOYEES	15,911 TOTAL EMPLOYEES	31,728 TOTAL EMPLOYEES

HEARTLAND DENTAL

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

Corporate HQ

OFFERED FOR SALE

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HEARTLAND DENTAL

4547 HARDSCRABBLE RD
COLUMBIA, SC

Exclusively Offered By

Atlantic CAPITAL PARTNERS™

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