



**HEARTLAND**  
DENTAL

**11007 Arcade Place, Bradenton, FL  
(Tampa MSA)**

**OFFERED  
FOR SALE**  
\$2,902,000 | 5.95% CAP



**CONFIDENTIAL OFFERING MEMORANDUM**



**Actual Subject Property**



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Heartland Dental in Bradenton, FL. The Premises is leased to Heartland Dental for a ten year initial term with 8 years remaining. The Asset is located on an outparcel of one of the most visited Publix centers in the country in a high growth area in the Bradenton MSA.



**EXCELLENT  
VISIBILITY AND  
TRAFFIC COUNTS**



**8 YEARS  
REMAINING ON  
NN LEASE**



**OUTPARCEL TO  
PUBLIX SUPER  
MARKET**

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-5	\$172,688
Rent Escalation	Years 6-10	\$189,957
1st Extension	Years 11-15	\$208,953
2nd Extension	Years 16-20	\$229,848
3rd Extension	Years 21-25	\$252,833
4th Extension	Years 26-30	\$278,116

NOI	\$172,688
CAP	5.95%
Price	\$2,902,000

## ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	11007 Arcade Place, Bradenton, FL 34211
Building Size (GLA)	4,069 SF
Land Size	1.61 Acres
Year Built/Renovated	2022
Signator/Guarantor	Heartland Dental (Corporate; 1,700 Locations)
Rent Type	NN (New Roof in 2022)
Landlord Responsibilities	Roof Replacement & Structure (Tenant Self-Maintains and Pays Taxes & Insurance)
Rent Commencement Date	9/12/2022
Lease Expiration Date	9/30/2032
Remaining Term	8 years
Current Annual Rent	\$172,688

## Actual Subject Property



**100,643**  
PEOPLE IN  
5 MILE RADIUS



**\$151,934**  
AHHI  
1 MILE RADIUS



**22,185**  
VPD ON  
LAKEWOOD RANCH BLVD



## INVESTMENT HIGHLIGHTS



### OUTPARCEL TO TOP PERFORMING CENTER NATIONALLY

Outparcel to Lakewood Ranch, a 70K SF, Publix anchored center | 2.4M visits in Trailing 12 months - top 86th percentile nationally (Placer.ai) | Co-Tenants includes: Truist, Wells Fargo, Subway, Verizon, and UPS Store



### CORPORATE GUARANTEE FROM CREDIT WORTHY TENANT

Heartland Dental is the largest dental support organization in the United States | Over 1,700 Locations | 2023 Total Revenue over \$3B



### ATTRACTIVE LEASE FUNDAMENTALS

NN Lease Provides Minimal Landlord Responsibilities | Corporate Guaranty by Heartland Dental | 10% Rental Increases every 5 years, including option periods



### RECENTLY RENOVATED BUILDING

The Building has been renovated and retrofitted to suit tenant's needs | New roof was installed | Transferable warranties in place



### POSITIONED ON HIGH TRAFFICKED RETAIL CORRIDOR

Fronting Lakewood Ranch Blvd (22,185 AADT) | Over 401K SF of retail space within a 1-mile radius boasting a 0% vacancy rate (costar data)



### HIGH GROWTH FLORIDA CITY

Over 8.7% annual growth rate located in a 1-mile radius | Over 1.4K homes in a 1-mile radius representing a 9.1% annual growth rate from 2010 to 2023



WELLS FARGO

HEARTLAND DENTAL

LAKEMOOD RANCH BLVD (22,185 VPD)

ARCADE PL







Heritage Harbour  
New Apartments

Hue Watercolor Place  
380 Apartments

Brixley  
240 Apartments

BankUnited



Walgreens

Suncoast  
Credit Union

Wawa

CHASE



Bank of America

LENA RD (51,000 VPD)

CVS pharmacy



DUNWOOD RANCH BLVD (22,785 VPD)

TRUIST

WELLS  
FARGO

verizon

Publix  
2.4M visits in Trailing 12  
months - top 86th percen-  
tile nationally (Placer.ai)



HEARTLAND  
DENTAL

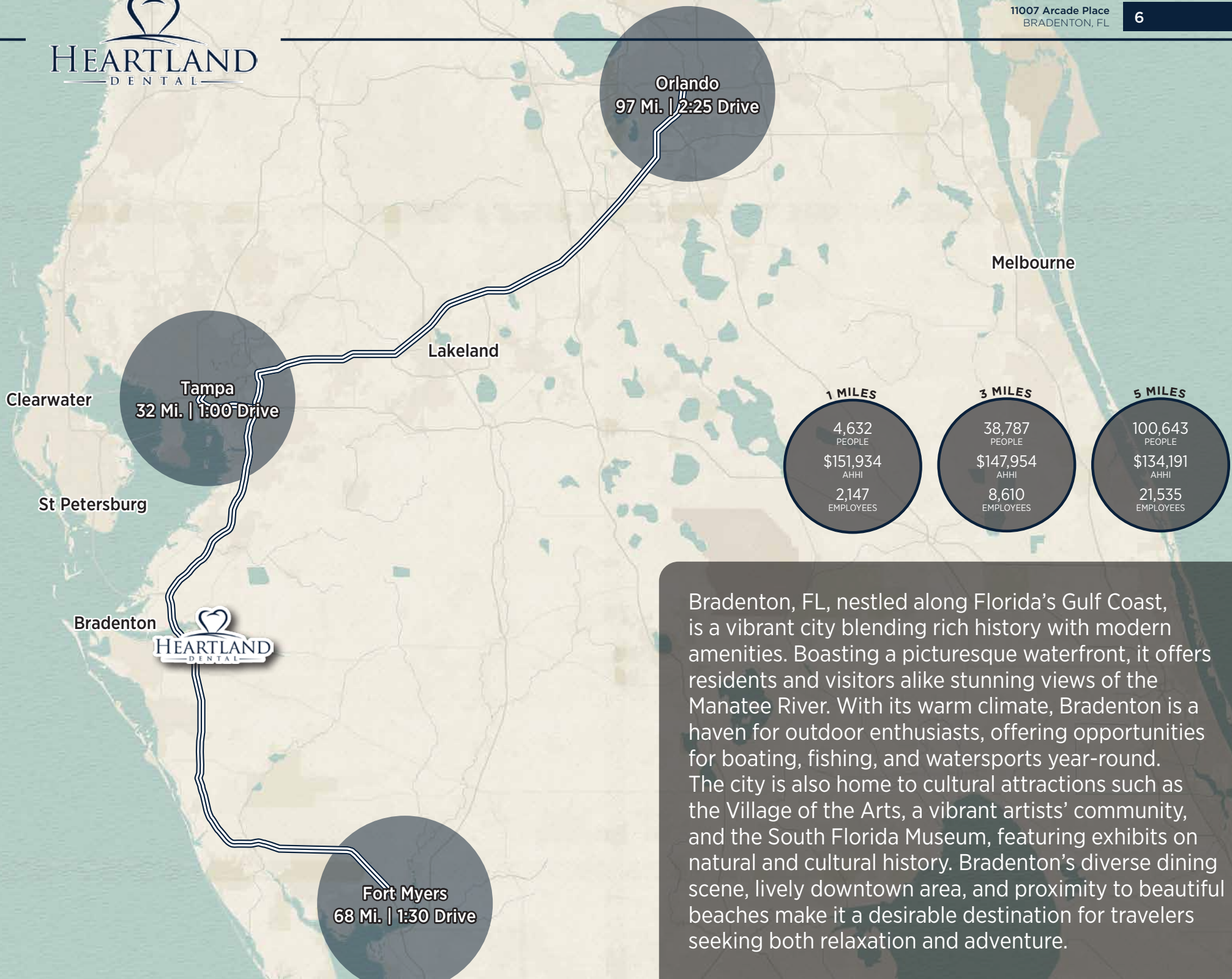
BEEF O'BRADY'S  
GOOD FOOD, GOOD SPORTS

TREK

ARCADE PL

grow financial  
federal credit union





Bradenton, FL, nestled along Florida's Gulf Coast, is a vibrant city blending rich history with modern amenities. Boasting a picturesque waterfront, it offers residents and visitors alike stunning views of the Manatee River. With its warm climate, Bradenton is a haven for outdoor enthusiasts, offering opportunities for boating, fishing, and watersports year-round. The city is also home to cultural attractions such as the Village of the Arts, a vibrant artists' community, and the South Florida Museum, featuring exhibits on natural and cultural history. Bradenton's diverse dining scene, lively downtown area, and proximity to beautiful beaches make it a desirable destination for travelers seeking both relaxation and adventure.

## TENANT SUMMARY

Heartland Dental is the largest dental support organization in the United States, with over 1,700 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.

### HEARTLAND DENTAL QUICK FACTS

Founded	1997
Ownership	Private (KKR)
Number of Locations	1,700+
Headquarters	Effingham, IL
Guaranty	Corporate

*Heartland Dental Headquarters*



*Interior Example*





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(Tampa MSA)

## PRIMARY DEAL CONTACTS

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Exclusively Offered By



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