HEARTLAND
DENTAL

615 ST. JAMES AVENUE | GOOSE CREEK, SC

OFFERED FOR SALE
$3,114,000
6.50% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

HEARTLAND DENTAL

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Heartland Dental, a 4,135-square-foot net leased medical asset located at 615 St. James Avenue in Goose Creek, South Carolina. The property is leased to Heartland Dental, LLC, the nation's largest dental support organization, under a corporate-guaranteed NN lease with approximately 6.1 years of remaining primary term. The lease features attractive 1.75% annual rental increases, providing investors with contractual income growth and long-term cash flow visibility.

Constructed in 2016 as a purpose-built dental facility, the property occupies a highly visible position along St. James Avenue (US-176), one of Goose Creek's primary commercial corridors. The asset benefits from strong surrounding retail fundamentals, including nearby Walmart Supercenter, Dollar Tree, McDonald's, Arby's, and numerous national retailers that drive consistent consumer traffic to the corridor.

Located approximately 20 miles northwest of Downtown Charleston, Goose Creek is among the fastest-growing communities within the Charleston-North Charleston MSA and serves as a major residential and service hub for Berkeley County. Supported by continued population growth, residential development, and a diverse employment base, Heartland Dental offers investors the opportunity to acquire a well-located healthcare asset leased to an industry-leading operator in one of South Carolina's strongest suburban growth markets.

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
Current Term	8/1/2026 - 7/31/2027	$202,384
Rent Escalation	8/1/2027 - 7/31/2028	$205,926
Rent Escalation	8/1/2028 - 7/31/2029	$209,529
Rent Escalation	8/1/2029 - 7/31/2030	$213,196
Rent Escalation	8/1/2030 - 7/31/2031	$216,927
Rent Escalation	8/1/2031 - 7/31/2032	$220,723
1.75% Annual Increases Thereafter		
1st Renewal Term	8/1/2032 - 7/31/2037	$224,586
2nd Renewal Term	8/1/2037 - 7/31/2039	$244,937
3rd Renewal Term	8/1/2039 - 7/31/2047	$267,135
4th Renewal Term	8/1/2047 - 7/31/2052	$291,339
1.75% Annual Increases Through all Renewal Terms		

NOI	$202,384
CAP	6.50%
PRICE	$3,114,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Signator/Guarantor	Heartland Dental LLC (Corporate)
Address	615 St. James Avenue, Goose Creek, SC 29445
Building Size (GLA)	4,135 SF
Land Size	1.00 Acre
Year Built/Renovated	2016
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Lease Expiration Date	7/31/2029
Remaining Term	6.1 Years
Renewal Options	4 x 5-Years
Rental Increases (Base Term & Options)	1.75% Annual Increases
NOI	$202,384

44,748 PEOPLE IN 3 MILE RADIUS

$93,426 AHHI IN 3 MILE RADIUS

40,000 VPD ON US-52

INVESTMENT HIGHLIGHTS

NATION'S LARGEST DENTAL SUPPORT ORGANIZATION

Heartland Dental supports more than 3,000 dentists across over 1,900 affiliated dental offices in 39 states and the District of Columbia, making it the largest DSO in the United States.

INDUSTRY-LEADING SCALE & MARKET POSITION

The company's extensive national footprint creates significant operating advantages, brand recognition, and access to best-in-class recruiting, technology, and administrative resources.

CHARLESTON MSA - TOP-10 FASTEST-GROWING METRO IN THE U.S.

The Charleston-North Charleston MSA is consistently ranked in the top 10% of fastest-growing U.S. metropolitan regions, and active retail development chasing suburban growth nodes.

ACTIVE COMMERCIAL GROWTH CORRIDOR

Goose Creek is identified by market research as a primary suburban growth corridor within the Charleston MSA, attracting significant retail and commercial development as the metro's population expands southward and westward through Berkeley County.

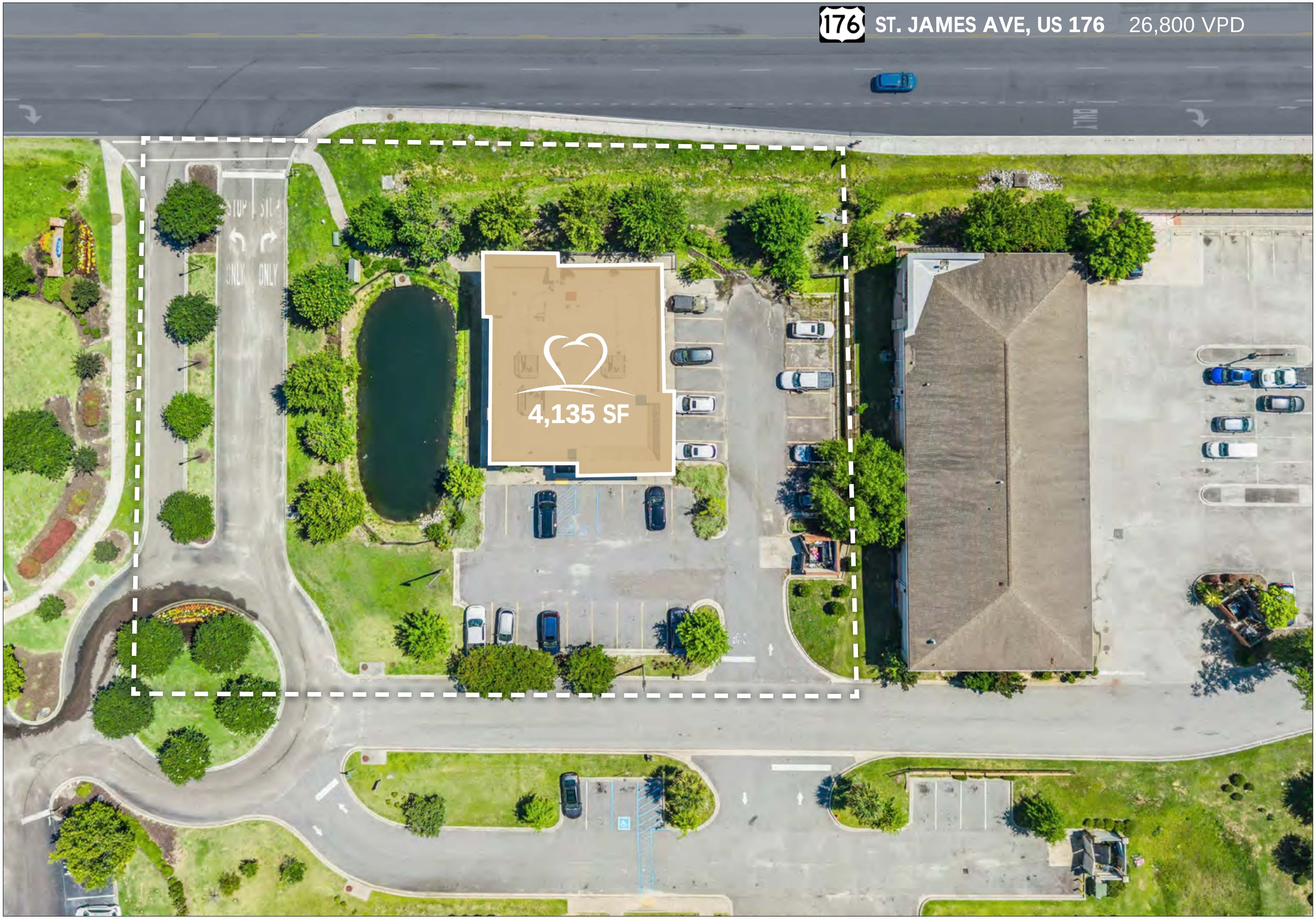
ANNUAL RENT BUMPS

Annual rent increases of 1.75% provide a steady, compounding income growth cadence, delivering consistent NOI escalation and effective protection against inflation throughout the remaining lease term.

PURPOSE-BUILT DENTAL FACILITY

The Property was purpose-built to Heartland Dental's operational specifications, providing a facility designed specifically for the demands of a full-service dental practice and reducing near-term capital expenditure risk for an incoming investor.

SITE PLAN

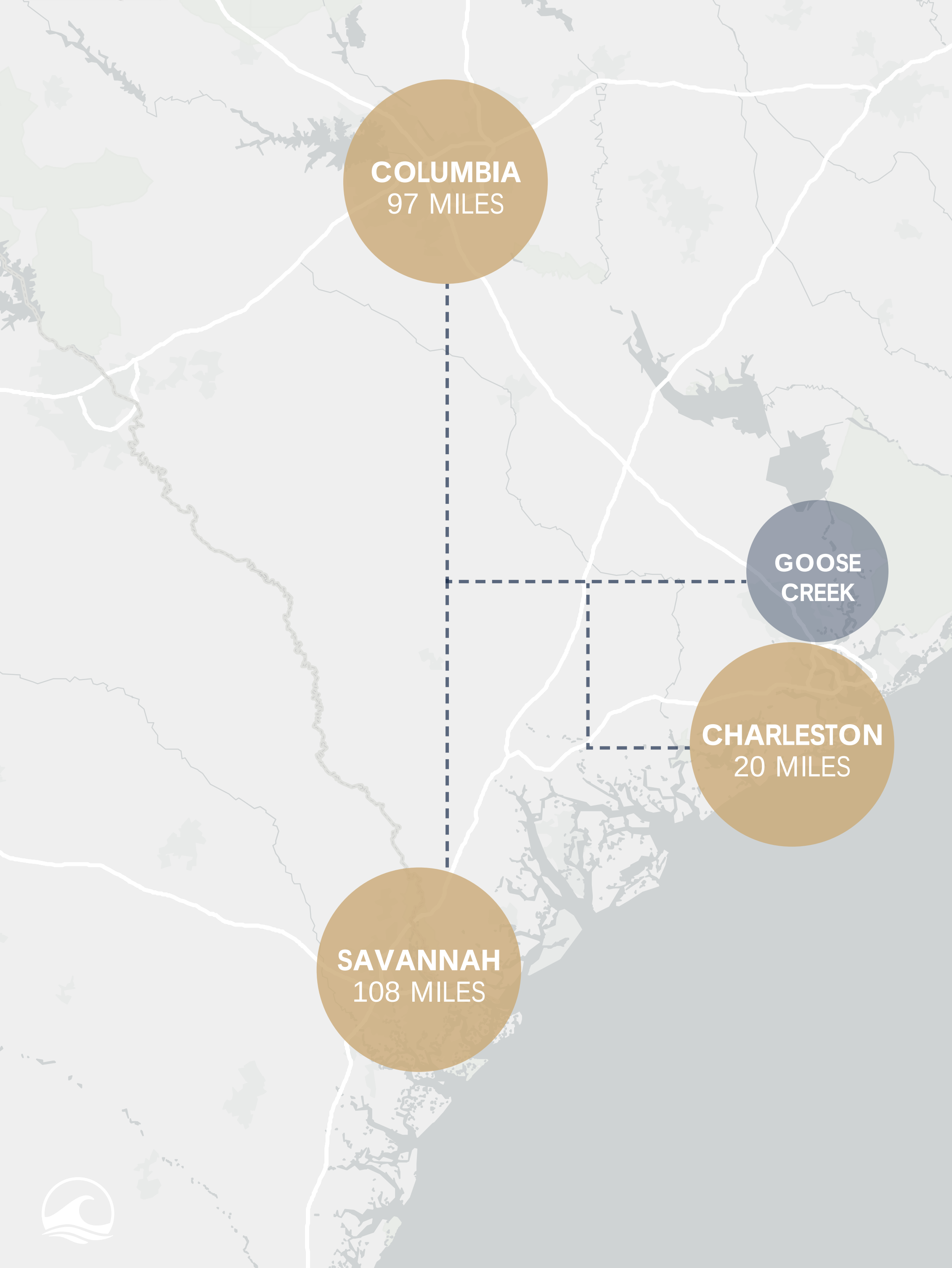

176
ST. JAMES AVE, US 176
26,800 VPD
4,135 SF
STOP
STOP
ONLY
ONLY
ONLY

EAST AERIAL

LOWE'S
GOOSE CREEK VILLAGE
Walmart Supercenter
T Mobile · GameStop
Arby's
SALLY BEAUTY
CATO
DOLLAR TREE
ST JAMES AT GOOSE CREEK 244 UNITS
Public Storage
176
ST. JAMES AVE, US 176
26,800 VPD
Firestone
HEARTLAND DENTAL
615 ST. JAMES AVENUE

PROPERTY PHOTOS

LOCATION OVERVIEW



GOOSE CREEK is one of the fastest-growing municipalities within the Charleston metropolitan area, strategically located approximately 20 miles northwest of downtown Charleston. As the largest city in Berkeley County, Goose Creek has benefited from sustained population growth, significant residential development, and expanding employment opportunities driven by the region's booming economy. The market offers a highly attractive combination of affordability, strong demographics, and proximity to major employment centers, making it one of the most desirable suburban communities in coastal South Carolina.

Positioned along the heavily traveled St. James Avenue corridor, the property benefits from access to a dense and rapidly expanding consumer base throughout Berkeley County. The Charleston MSA is anchored by major employers including Boeing, Joint Base Charleston, Mercedes-Benz Vans, and Volvo Cars. Supported by continued in-migration, strong household formation, and substantial investment in infrastructure and industry, Goose Creek continues to emerge as one of the strongest retail and commercial growth markets in the Southeast.

HEARTLAND DENTAL

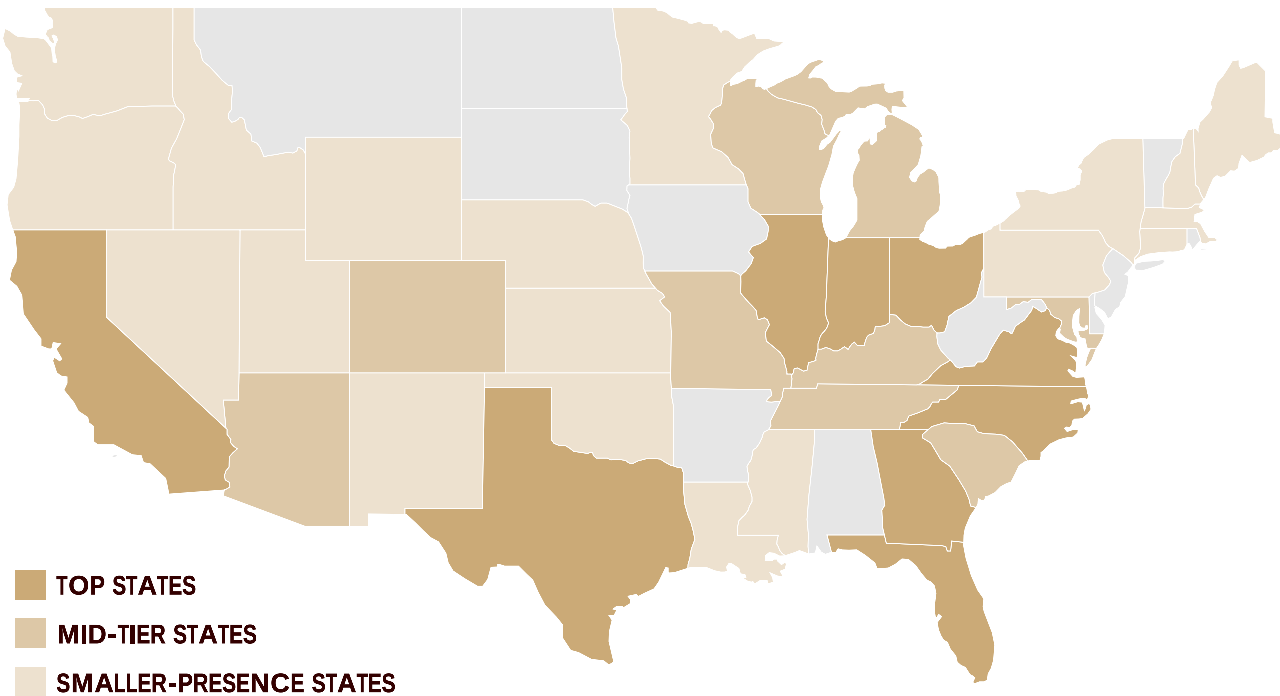
HEARTLAND DENTAL QUICK FACTS

Founded:	1997
Headquarters:	Effingham, IL
Ownership:	Private
Locations:	1,900+
Guaranty:	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.

READ MORE



TOP STATES
MID-TIER STATES
SMALLER-PRESENCE STATES

$4.2B
2025 REVENUE

1,900+
TOTAL LOCATIONS

39 STATES
GEOGRAPHIC FOOTPRINT

40,000+
TOTAL EMPLOYEES

S&P: B
CREDIT RATING

615 ST. JAMES AVENUE | GOOSE CREEK, SC

HEARTLAND DENTAL

OFFERED FOR SALE
$3,114,000
6.50% CAP

Exclusively Offered By

Atlantic CAPITAL PARTNERS™

PRIMARY DEAL CONTACTS

DAVID HOPPE
Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

BEN OLMSTEAD
Associate
980.498.3296
bolmstead@atlanticretail.com

KENDRA DOHERTY
Analyst
857.400.1568
kdoherty@atlanticretail.com

ERIC SUFFOLETTO
Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

MIKE LUCIER
Executive Vice President
980.337.4469
mlucier@atlanticretail.com

BROKER OF RECORD
ROY CRAIN
Partner
License #: REL 7198