



908 S MAIN ST
ROLESVILLE, NC



CONFIDENTIAL
OFFERING MEMORANDUM



**OFFERED
FOR SALE**
\$4,062,000 | 5.10% CAP



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Heartland Dental in Rolesville, NC. The premises is leased to Heartland Dental for a twelve year initial term with four (4) five (5) extensions remaining. The Asset was recently constructed to fit the tenants specifications. The site is located in a suburb of Raleigh, NC, one of the fastest growing cities in the country with lots of major development occuring in the area.



**12-YR
LEASE**



**LOCATED IN
RETAIL NODE**



**RALEIGH, NC
MSA**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$207,154
Rent Escalation	6-10	\$227,869
Rent Escalation	11-12	\$250,656
1st Option Term	13-17	\$275,722
2nd Option Term	18-22	\$303,294
3rd Option Term	23-27	\$333,624
4th Option Term	28-32	\$366,986

NOI \$207,154

CAP 5.10%

PRICE \$4,062,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	908 S Main St, Rolesville, NC 27571
Building Size (GLA)	4,200 SF
Land Size	0.99 Acres
Year Built/Renovated	2024
Signator/Guarantor	Heartland Dental (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	6/14/2024
Lease Expiration Date	6/30/2036
Remaining Term	11 years
Rent Escalations	10% in Year 6, 10% in Year 11 and 10% Each Option
Current Annual Rent	\$207,154



104,422 PEOPLE
IN 5 MILE RADIUS

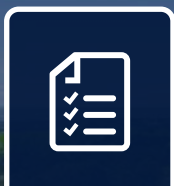


\$150,929 AHHI
IN 3 MILE RADIUS



14,500 VPD
ON S MAIN ST





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 | 2023 Total Revenue was \$3B



NEW CONSTRUCTION IN A HIGH TRAFFICKED CORRIDOR

The Building has recently been built to suit the tenant's need | Transferable warranties in place | According to the plac. ai the Bojangles next door is ranked in the 92% percentile nationwide in terms of visits | Along S Main St there are more than 14,500 Vehicles Per Day



NEARBY DEVELOPMENT

Site is positioned across the street from a new Publix anchored shopping center that is set to deliver in late 2025 | Less than half a mile from the site are 140 newly constructed townhomes (Wallbrook Townhomes) | These two developments will have an additional 75K SF of retail, restaurant, fitness, office space, and more coming following the townhomes



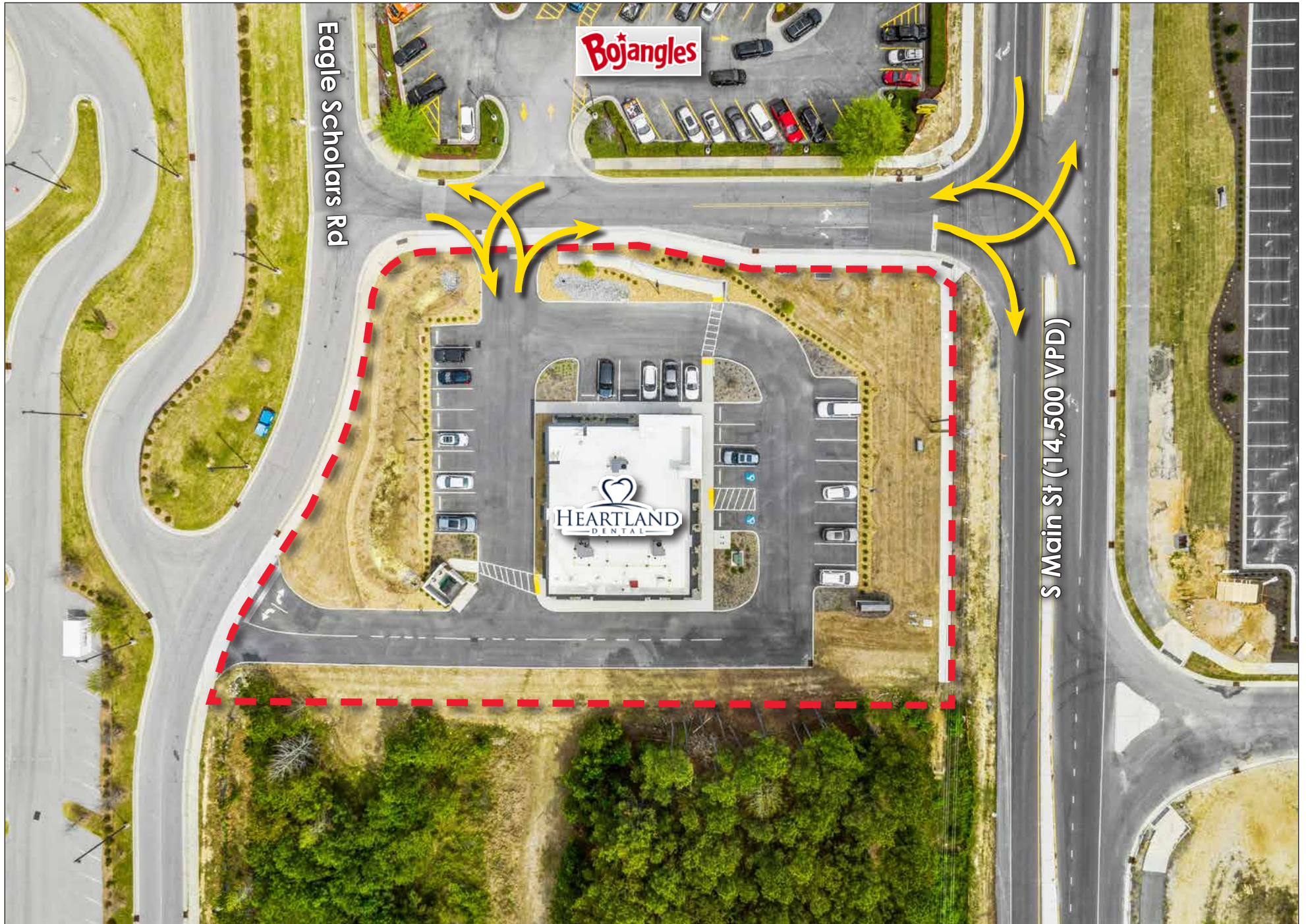
BUILT IN CUSTOMER BASE: NEARBY SCHOOLS

Site is positioned as an outparcel to Rolesville Charter Academy with over 750 students providing an influx of customers | Situated less than 1.5 miles from the site are two more schools with over 1,600 more students combined | Directly northeast of the site is Rolesville Middle School with more than 1,000 students while Thales Academy is a mile away with around 650 students



RALEIGH, NC MSA

Raleigh, NC ranked #3 in 2023 of best residential markets (Rocket Mortgage) | Raleigh forecasts a 44% job growth over the next 10 years (3.0% growth from 2021 to 2022) | Raleigh ranked #3 in best places to live for 2023-2024 (U.S. News)





Publix
Opening Late 2025

FIVE GUYS
DECA
DENTAL GROUP

FIFTH THIRD BANK
CHIPOTLE
MEXICAN GRILL
AspenDental

CHASE

S Main St (14,500 VPD)

HEARTLAND
DENTAL

WHATABURGER
7-ELEVEN

Bojangles

Rolesville Charter Academy
746 Students



Rolesville Middle
944 Students

Rolesville Charter Academy
746 Students

7-ELEVEN

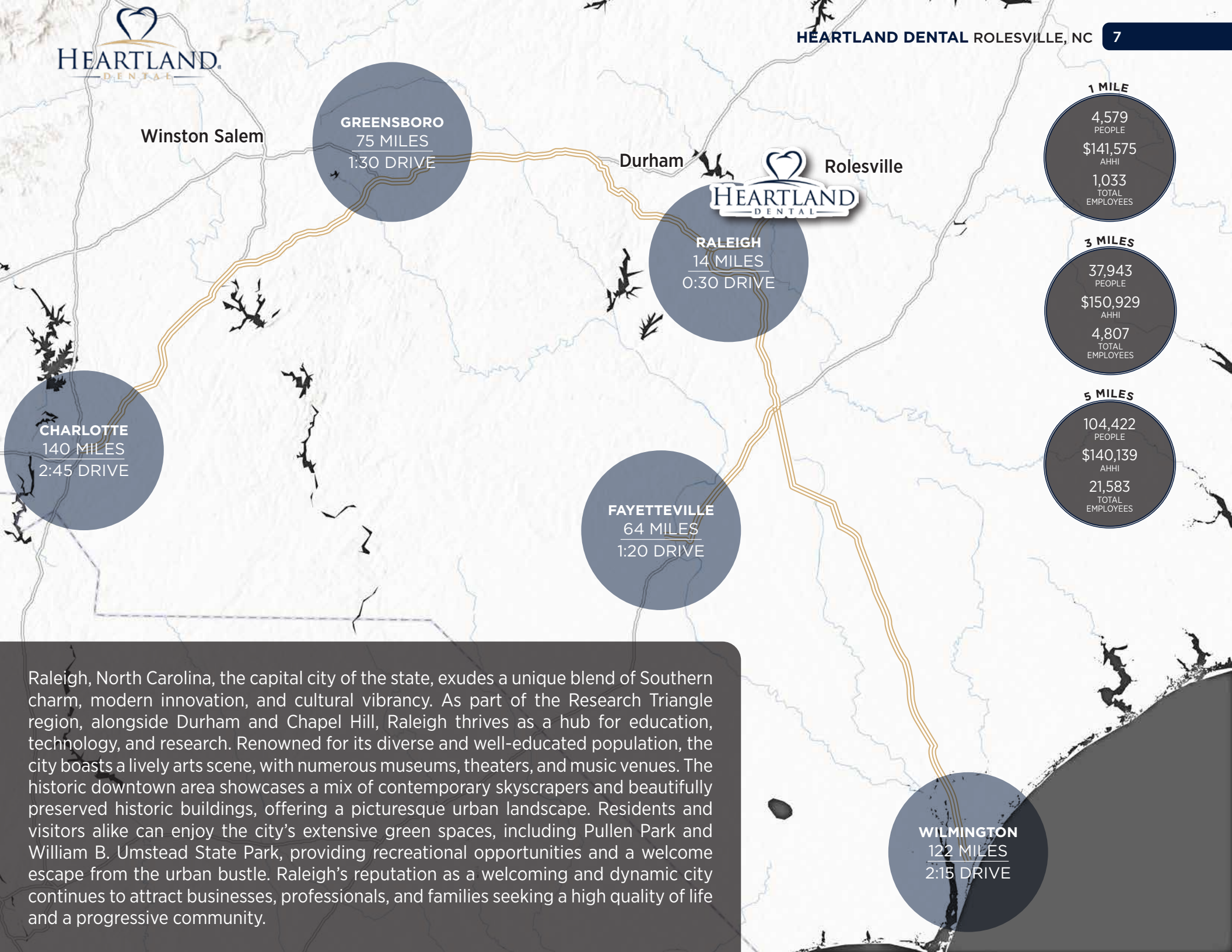
Bojangles

WHATABURGER



Publix
Opening Late 2025

S Main St (14,500 VPD)



Raleigh, North Carolina, the capital city of the state, exudes a unique blend of Southern charm, modern innovation, and cultural vibrancy. As part of the Research Triangle region, alongside Durham and Chapel Hill, Raleigh thrives as a hub for education, technology, and research. Renowned for its diverse and well-educated population, the city boasts a lively arts scene, with numerous museums, theaters, and music venues. The historic downtown area showcases a mix of contemporary skyscrapers and beautifully preserved historic buildings, offering a picturesque urban landscape. Residents and visitors alike can enjoy the city's extensive green spaces, including Pullen Park and William B. Umstead State Park, providing recreational opportunities and a welcome escape from the urban bustle. Raleigh's reputation as a welcoming and dynamic city continues to attract businesses, professionals, and families seeking a high quality of life and a progressive community.

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



OFFERED FOR SALE

\$4,062,000 | 5.10% CAP



HEARTLAND DENTAL

**908 S MAIN ST
ROLESVILLE, NC**

Exclusively Offered By



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

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Heartland Dental - Rolesville, NC (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.