



**4725 S FLAMINGO RD
COOPER CITY, FL**



CONFIDENTIAL
OFFERING MEMORANDUM



**OFFERED
FOR SALE**
\$4,092,000 | 5.00% CAP



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Heartland Dental in Cooper City, FL. The Premises is leased to Heartland Dental for a 12 year initial term with 10% rental increases in year 6, 11 and in each option. The building was recently renovated and is located just inland from Fort Lauderdale and Hollywood Florida.



**12-YR
LEASE**



**DIRECTLY
ACROSS FROM
WALMART**



**AFFLUENT
FLORIDA
MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$204,583
Rent Escalation	6-10	\$225,041
Rent Escalation	11-12	\$247,545
1st Option Term	13-17	\$272,300
2nd Option Term	18-22	\$299,530
3rd Option Term	23-27	\$329,483
4th Option Term	28-32	\$362,431

NOI	\$204,583
CAP	5.00%
PRICE	\$4,092,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	4725 S Flamingo Rd, Cooper City, FL 33330
Building Size (GLA)	4,386 SF
Land Size	1.28 Acres
Year Built/Renovated	2006/2024
Signator/Guarantor	Heartland Dental (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	9/1/2024
Lease Expiration Date	8/31/2036
Remaining Term	11.7 Years
Rent Escalations	10% in Year 6, 10% in Year 11, and 10% in Each Option
Current Annual Rent	\$204,583



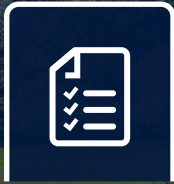
ACTUAL PROPERTY

289,628 PEOPLE
IN 5 MILE RADIUS

\$194,616 AHHI
IN 1 MILE RADIUS

38,500 VPD
ON S FLAMINGO RD





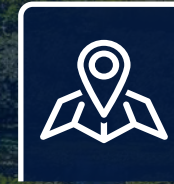
RARE LEASE STRUCTURE

One of the first Abs. NNN Leased Heartland Dentals | Zero landlord responsibilities | 12 Years lease with four (4) five (5) year extensions | 10% rental increases every 5 years and in option periods



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



LOCATED IN DENSELY POPULATED RESIDENTIAL AREA

Almost 100,000 households in a 5-mile radius | Site is 1.5 Miles away from Imagination Farms Gated Community with over 420 homes - Average home value is \$1.46 Million | Located three miles from Riverstone Gated Community with over 300 homes | Across the street from Crescent Ridge, a 56 house community with homes ranging from \$1.3 Million to \$1.6 Million



POSITIONED ON HIGH TRAFFICKED RETAIL CORRIDOR

Fronting S Flamingo Rd (38.5K VPD) and off of Griffin Road (28.5K VPD) | Over 245K SF of retail space within a 1-mile radius boasting a 0.6% vacancy rate (costar data) | Nearby National Tenants include: Walmart Supercenter, CVS, Publix Super Market, and more



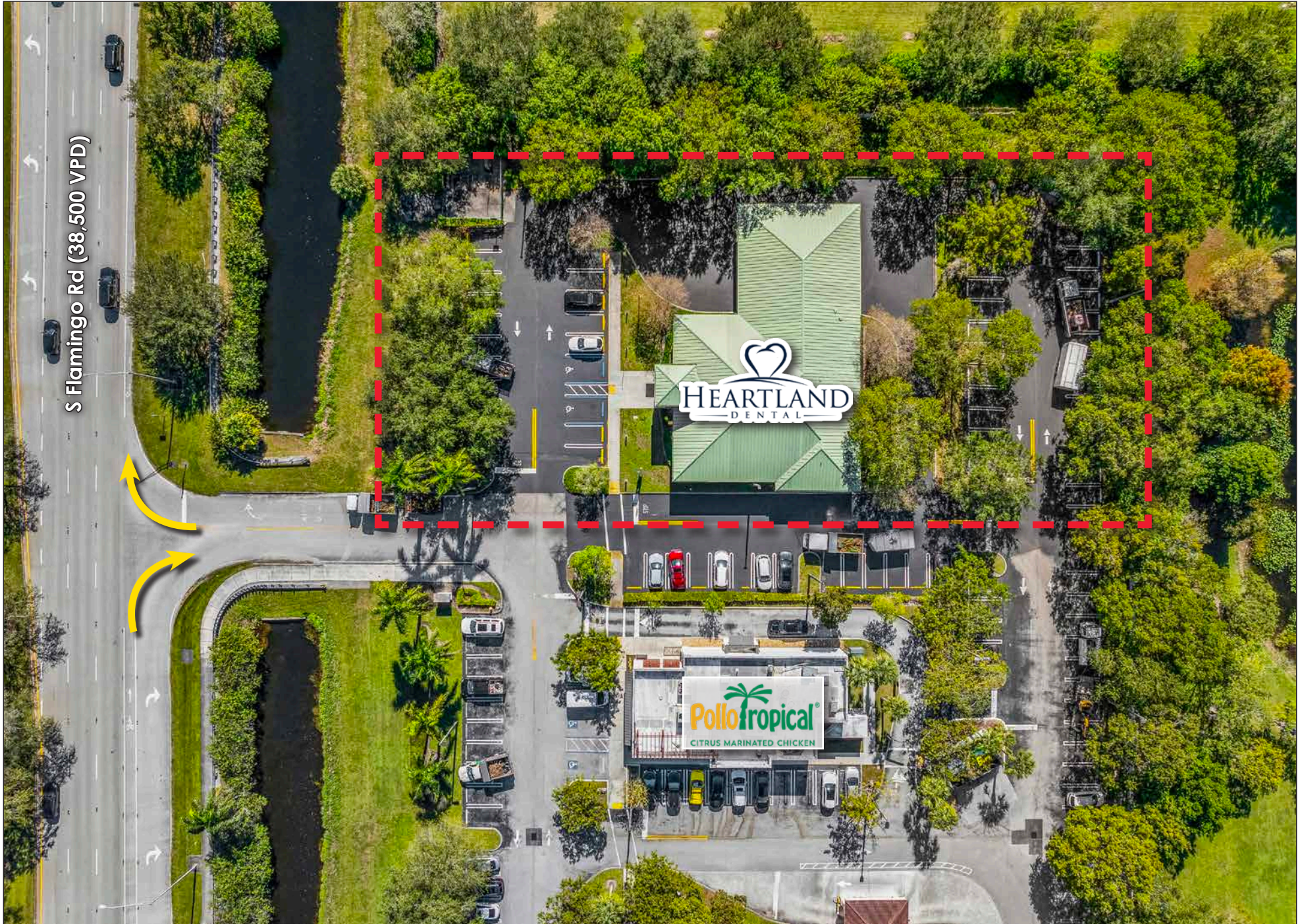
RECENT RENOVATION

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



AFFLUENT SUBMARKET OF MIAMI MSA

Over \$194k AHHI in a one mile radius - more than double the national average of \$80k | Over 285K people live in a 5 mile radius - providing a strong customer base for the site | The Miami MSA is the most populous MSA in the state with over 6.18 Million people



Ft. Lauderdale
27 Min DT | 11 Miles

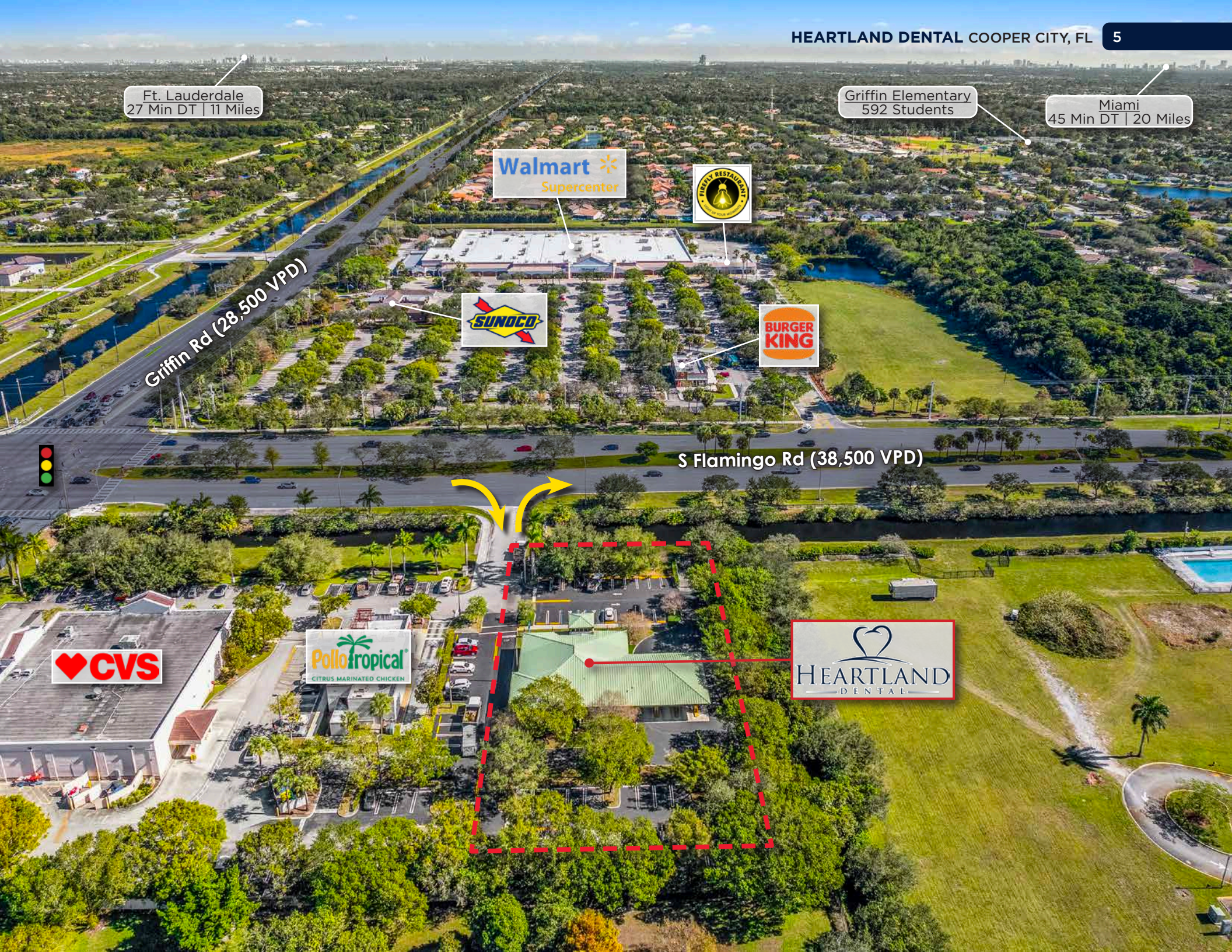
Griffin Elementary
592 Students

Miami
45 Min DT | 20 Miles

Griffin Rd (28,500 VPD)

S Flamingo Rd (38,500 VPD)

Walmart
Supercenter





Archbishop McCarthy High
1,743 Students

Temple Beth Emet
Jewish Community Center



S Flamingo Rd (38,500 VPD)

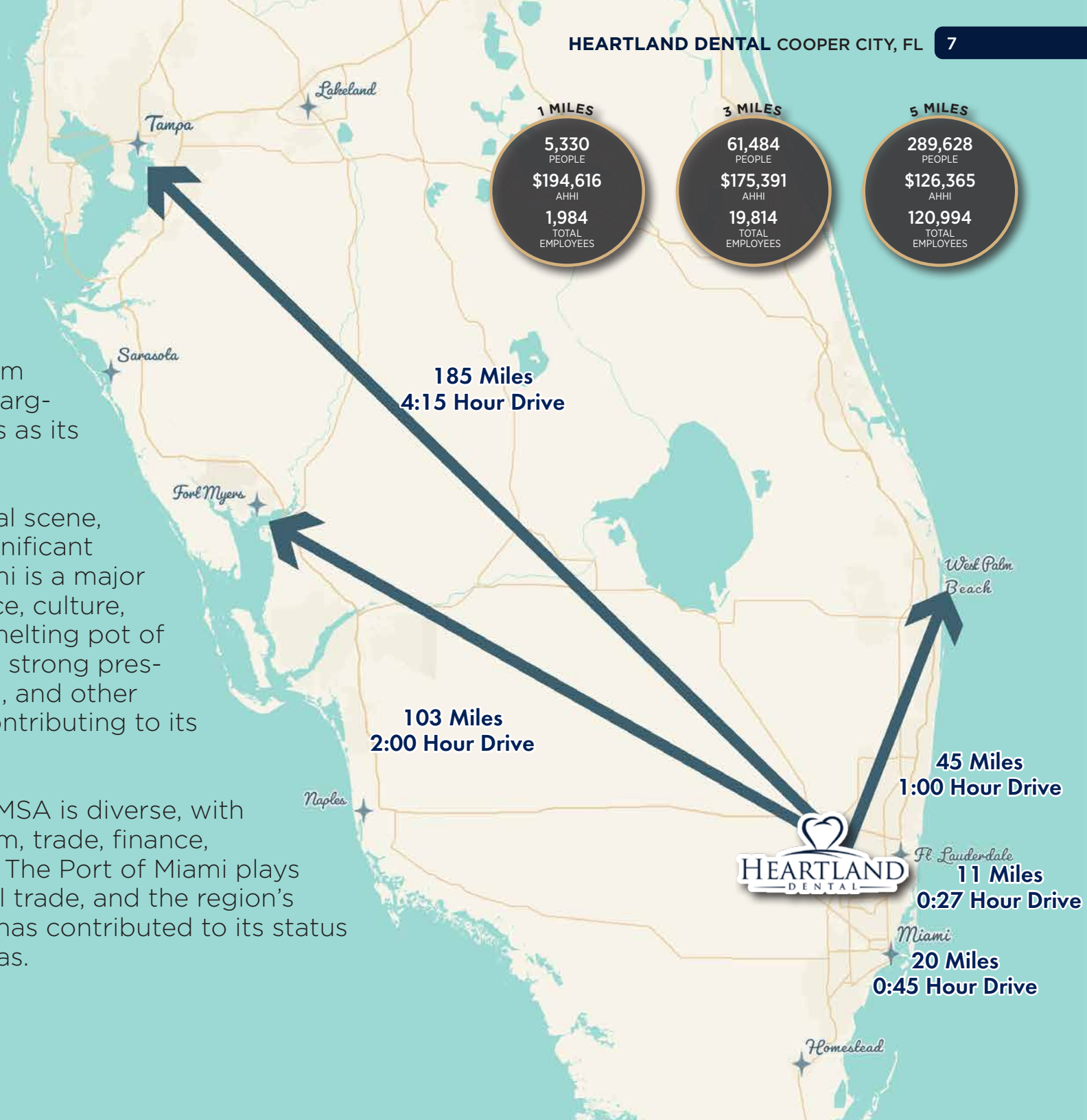


The Miami Metropolitan Statistical Area (MSA)

is a dynamic and culturally diverse region located in southeastern Florida, United States. In January 2022, the Miami MSA includes Miami-Dade, Broward, and Palm Beach counties. Miami, the largest city in the county, serves as its economic and cultural hub.

Known for its vibrant cultural scene, beautiful beaches, and a significant international influence, Miami is a major center for finance, commerce, culture, and tourism. The MSA is a melting pot of diverse communities, with a strong presence of Hispanic, Caribbean, and other international populations contributing to its rich cultural tapestry.

The economy of the Miami MSA is diverse, with key sectors including tourism, trade, finance, healthcare, and technology. The Port of Miami plays a crucial role in international trade, and the region's proximity to Latin America has contributed to its status as a gateway to the Americas.



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



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HEARTLAND
DENTAL

**4725 S FLAMINGO RD
COOPER CITY, FL**

Exclusively Offered By



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