HEARTLAND
DENTAL

5242 LITTLE RD | NEW PORT RICHEY, FL

OFFERED FOR SALE
$2,240,000
6.25% 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 5,067-square-foot net leased medical asset located at 5242 Little Road in New Port Richey, Florida. The property is leased to Heartland Dental, LLC, the nation's largest dental support organization, under a corporate-guaranteed NN lease with approximately 6.2 years of remaining primary term. The lease features attractive 10% rental increases every five years throughout the primary term and renewal options, providing investors with contractual income growth and long-term cash flow visibility.

Constructed in 1999 as a purpose-built dental facility, the property occupies a highly visible position along Little Road, one of Pasco County's primary commercial corridors carrying approximately 40,000 vehicles per day. The asset benefits from strong surrounding retail fundamentals, including nearby Publix, Starbucks, McDonald's, Circle K, Truist, and numerous national retailers that drive consistent consumer traffic to the corridor.

Located approximately 35 miles northwest of Tampa, New Port Richey is among the fastest-growing communities within the Tampa Bay MSA and serves as a major residential and service hub for Pasco County. Supported by sustained population growth, continued residential development, and increasing in-migration from higher-cost coastal markets, Heartland Dental offers investors the opportunity to acquire a well-located healthcare asset leased to an industry-leading operator in one of Florida's strongest suburban growth markets.

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
Current Term	8/1/2022 - 7/31/2027	$140,000
Rent Escalation	8/1/2027 - 7/31/2032	$154,000
1st Extension Term	8/1/2032 - 7/31/2037	$169,400
2nd Extension Term	8/1/2037 - 7/31/2042	$186,340
3rd Extension Term	8/1/2042 - 7/31/2047	$204,974
4th Extension Term	8/1/2047 - 7/31/2052	$225,471

NOI	$140,000
CAP	6.25%
PRICE	$2,240,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Signator/Guarantor	Heartland Dental, LLC (Corporate)
Address	5242 Little Rd, New Port Richey, FL 34655
Building Size (GLA)	5,067 SF
Land Size	1.24 Acres
Year Built	1999
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Lease Expiration Date	7/31/2032
Remaining Term	6.17 Years
Renewal Options	4 x 5-Years
Rental Increases (Base Term & Options)	10% Every 5-Years
NOI	$140,000

59,186 PEOPLE IN 3 MILE RADIUS

$75,621 AHHI IN 3 MILE RADIUS

40,000 VPD ON LITTLE ROAD

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.

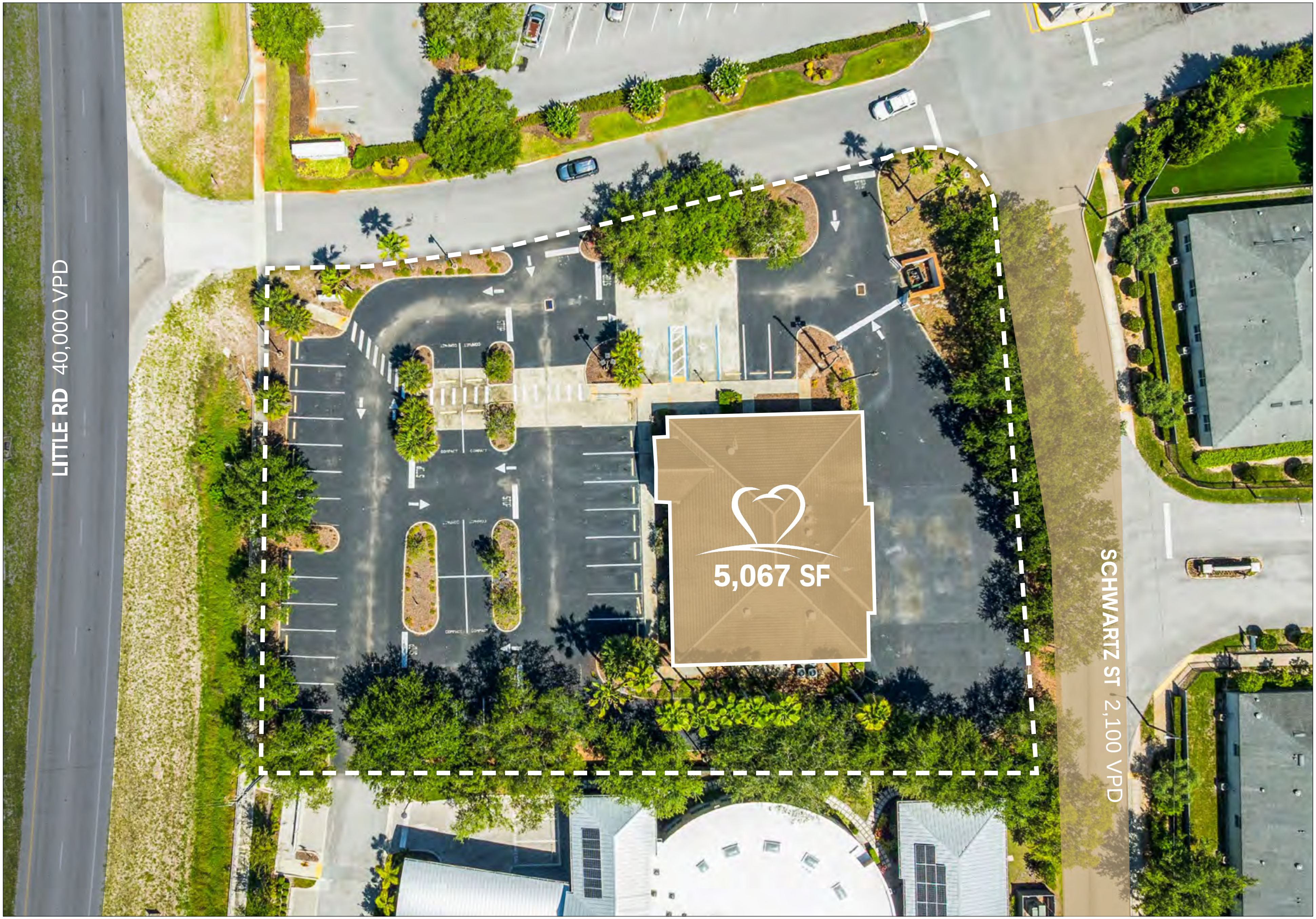
PASCO COUNTY - HIGH-GROWTH TAMPA BAY SUBURB
Pasco County has grown 7.4% since 2019 as households relocate northward from more expensive Hillsborough and Pinellas County markets, generating sustained demand for healthcare and personal services along the Little Road corridor.

ESTABLISHED, DENSE RESIDENTIAL TRADE AREA
New Port Richey's Little Road is a primary commercial corridor serving a large, established residential catchment area with strong daily traffic counts, supporting the long-term viability of the dental practice.

STRONG RETAIL NODE WITH STRONG CO-TENANCY
The Little Road corridor benefits from significant retail co-tenancy including grocery, pharmacy, and service retail anchors that drive consistent daily traffic and create a proven consumer environment supporting sustained dental practice utilization.

LONG-TERM CORPORATE-GUARANTEED INCOME
Heartland Dental, LLC guarantees 100% of the lease obligations through a final option expiration in 2052, providing investors with a multi-decade income runway backed by the nation's largest dental support organization.

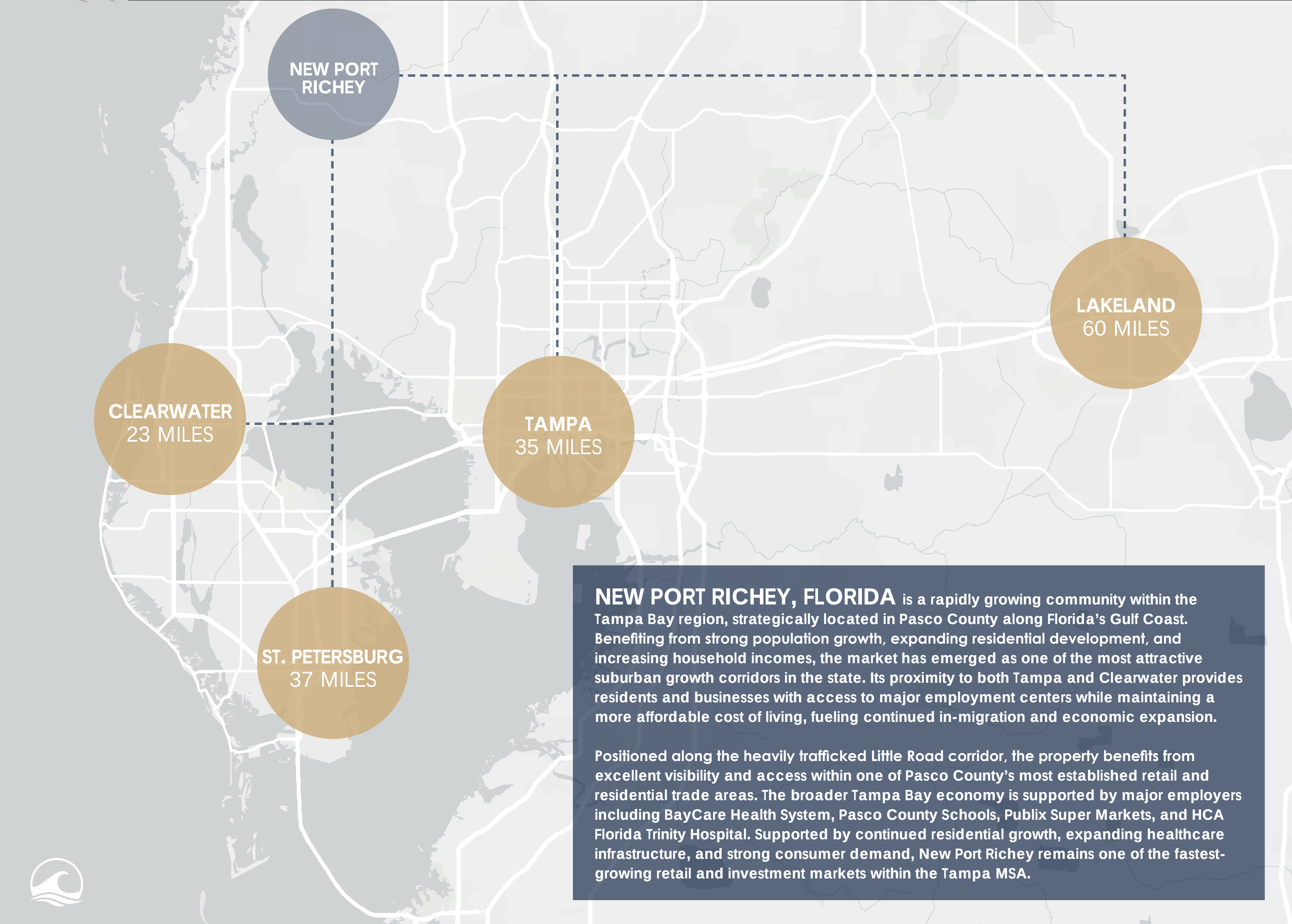
SITE PLAN



NORTH AERIAL

PROPERTY PHOTOS

LOCATION OVERVIEW



NEW PORT RICHEY, FLORIDA is a rapidly growing community within the Tampa Bay region, strategically located in Pasco County along Florida's Gulf Coast. Benefiting from strong population growth, expanding residential development, and increasing household incomes, the market has emerged as one of the most attractive suburban growth corridors in the state. Its proximity to both Tampa and Clearwater provides residents and businesses with access to major employment centers while maintaining a more affordable cost of living, fueling continued in-migration and economic expansion.

Positioned along the heavily trafficked Little Road corridor, the property benefits from excellent visibility and access within one of Pasco County's most established retail and residential trade areas. The broader Tampa Bay economy is supported by major employers including BayCare Health System, Pasco County Schools, Publix Super Markets, and HCA Florida Trinity Hospital. Supported by continued residential growth, expanding healthcare infrastructure, and strong consumer demand, New Port Richey remains one of the fastest-growing retail and investment markets within the Tampa MSA.

HEARTLAND DENTAL

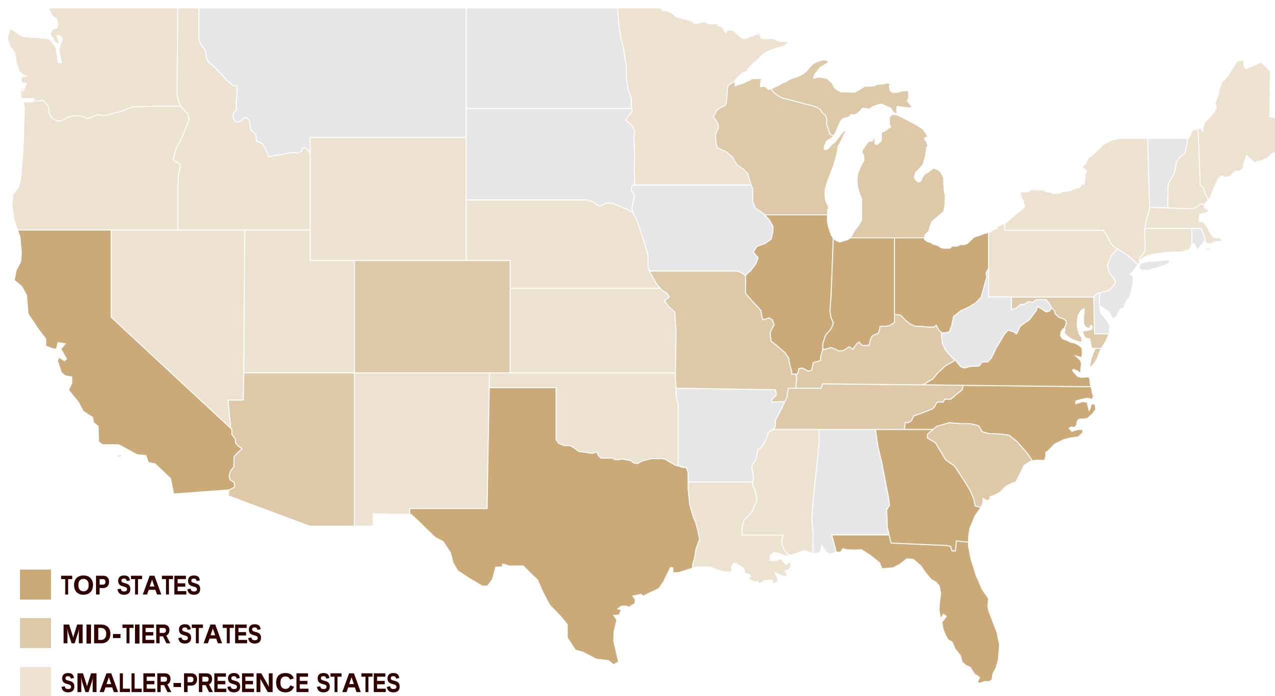
HEARTLAND DENTAL QUICK FACTS

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



$4.2B
2025 REVENUE

1,900+
TOTAL LOCATIONS

39 STATES
GEOGRAPHIC FOOTPRINT

40,000+
TOTAL EMPLOYEES

S&P: B
CREDIT RATING

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$2,240,000
6.25% CAP

Exclusively Offered By

Atlantic CAPITAL PARTNERS™

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