HEARTLAND
DENTAL

2211 W ARBORS DRIVE
Charlotte, NC

OFFERED FOR SALE
$3,586,000 | 5.45% CAP

Atlantic
CAPITAL PARTNERS™

CONFIDENTIAL
OFFERING MEMORANDUM

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Heartland Dental in Charlotte, NC. The Premises is leased to Heartland Dental for a twelve year initial term with four (4) five (5) year extensions remaining. The Asset was recently renovated to fit the tenants specifications. The site is located in the University City area of the one of the fastest growing cities in the country, Charlotte, NC.

12-YR LEASE

POSITIONED IN RETAIL NODE

HIGH GROWTH MARKET

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	$195,456
Rent Escalation	6-10	$215,002
Rent Escalation	11-12	$236,502
1st Option Term	13-17	$260,152
2nd Option Term	18-22	$286,167
3rd Option Term	23-27	$314,784
4th Option Term	28-32	$346,262

NOI	$195,456
CAP	5.45%
PRICE	$3,586,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	2211 W Arbors Drive, Charlotte, NC 28262
Building Size (GLA)	3,992 SF
Land Size	1.08 Acres
Year Built/Renovated	2008/2024
Signator/Guarantor	Heartland Dental (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	10/12/2024
Lease Expiration Date	10/31/2036
Remaining Term	11 Years
Rent Escalations	10% in Year 6, 10% in Year 11 and 10% Each Option
Current Annual Rent	$195,456

206,640 PEOPLE IN 5 MILE RADIUS

$140,484 AHHI IN 1 MILE RADIUS

28,000 VPD ON W MALLARD CREEK CHURCH RD

INVESTMENT HIGHLIGHTS

ABS. NNN 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 | 2024 Total Revenue was over $3B

NEARBY AFFLUENT DEMOGRAPHICS & UNC CHARLOTTE

AHHI exceeds 140K in a 1-mile radius | Just under 3 miles from the site is the University of North Carolina at Charlotte | This university has over 31,000 students enrolled and employs more than 3,700 people, making it the largest university in the UNC system | UNC Charlotte is one of the largest employers in the Charlotte area

RECENT RENOVATION IN A HIGH TRAFFICKED CORRIDOR

The Building has recently been renovated to suit the tenant's need | Site is positioned off of busy Mallard Creek Church Rd (28K VPD) and just 1.3 miles west of busy I-85 (154K VPD)

UNIVERSITY CITY RESEARCH PARK

Site is positioned in the 3.4M SF research park | Inside this area are major employers such as the IRS, Concentrix, Allied Universal Security Services, United Rentals, Flexential Data Center, Valspar, and more | This site also benefits from nearby orthodontists and other medical centers adding an ancillary customer base

CHARLOTTE, NC - A TOP PERFORMING MARKET NATIONALLY

Charlotte MSA has added more than 215K people from 2020 to 2024, making it the 5th fastest growing city in the country | The Charlotte, NC region is expected to add 1.5 million residents and reach 4.5M by 2050

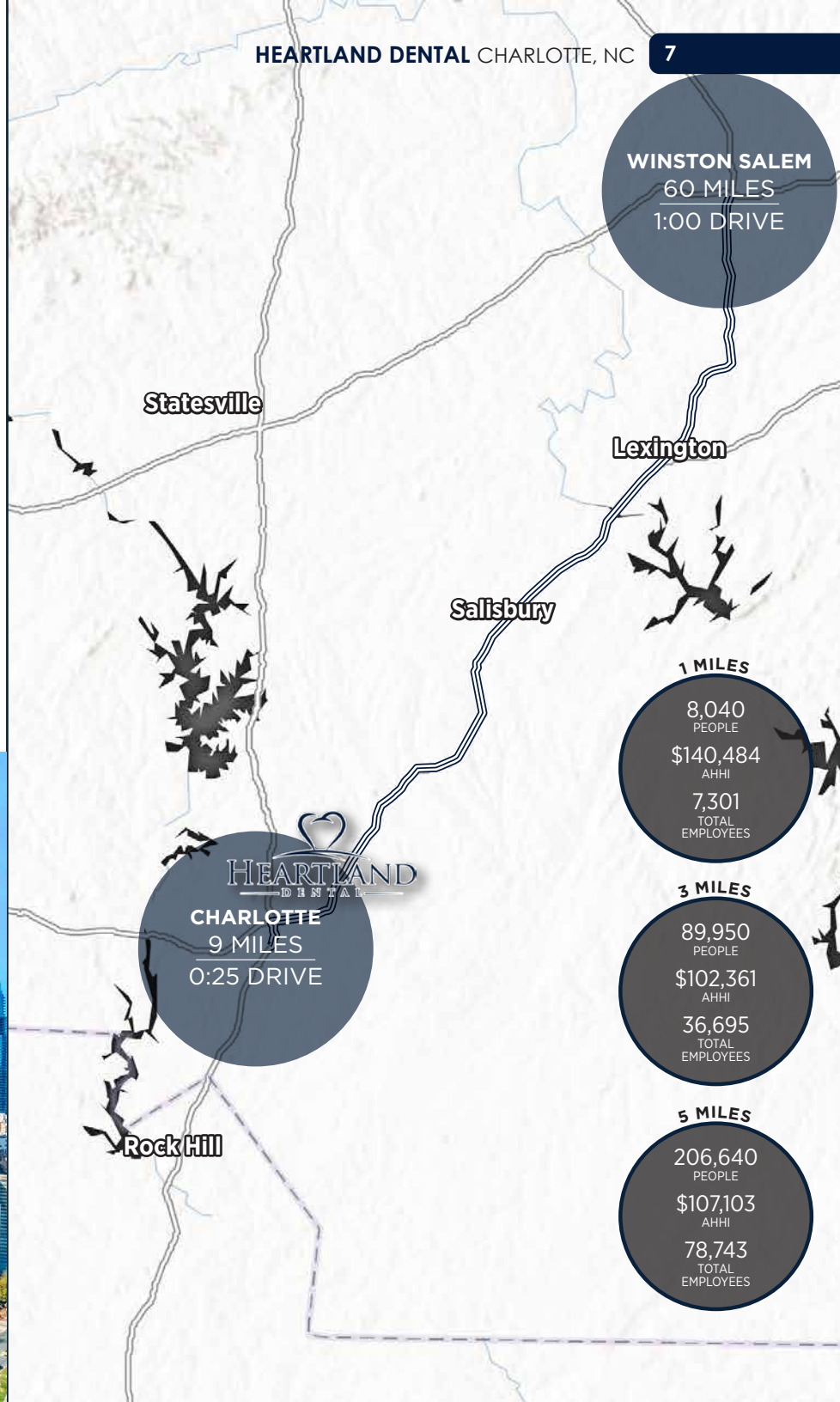
W Mallard Creek Church Rd (28,000 VPD)
Claude Freeman Dr
HEARTLAND DENTAL
Tide Cleaners
FRESENIUS MEDICAL CARE

Bojangles
LA FITNESS
CVS
COOK OUT
Harris Teeter
CHASE
McALISTER'S DELI
Walgreens
Huber Engineered Woods
FIFTH THIRD BANK
Infinity260
260 Apartments
LOWE'S
Regional Office
NOVANT HEALTH
Medical Offices
Tide Cleaners
HEARTLAND DENTAL
FRESENIUS MEDICAL CARE
W Mallard Creek Church Rd (28,000 VPD)
Claude Freeman Dr

Ellison Mallard Creek
397 Apartments
Alexander Village
320 Apartments
Novel Mallard Creek
310 Apartments
Pointe at Research Park
280 Apartments
Valspar
Corporation
CIRCLE K
TRADER JOE'S
Great Harvest Bread Co.
TAQUERIA LA UNICA
CHIPOTLE MEXICAN GRILL
Rita's
SOFIES
Peno MEDITERRANEAN GRILL
Island Cuisine
GODAVARI
28,000 VPD
Claude Freeman Dr
W Mallard Creek Church Rd
FRESENIUS MEDICAL CARE
HEARTLAND DENTAL
Tide Cleaners

CHARLOTTE, NC

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.7 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing $207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.



TENANT OVERVIEW

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.

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

Corporate HQ

HEARTLAND DENTAL

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Charlotte, NC

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Exclusively Offered By

Atlantic CAPITAL PARTNERS™

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