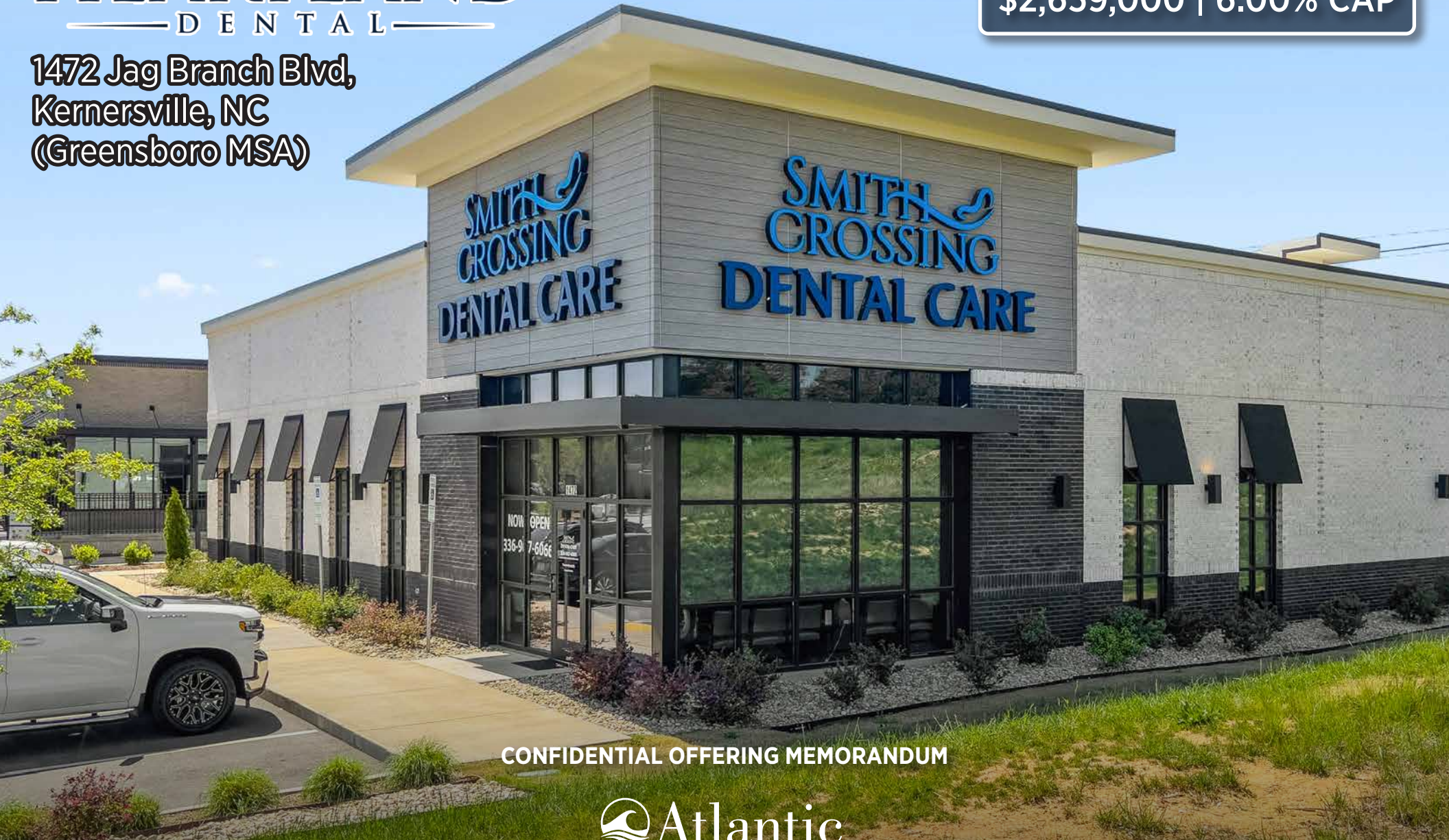




1472 Jag Branch Blvd,
Kemersville, NC
(Greensboro MSA)

**OFFERED
FOR SALE**
\$2,659,000 | 6.00% CAP



CONFIDENTIAL OFFERING MEMORANDUM



Actual Subject Property

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Heartland Dental in Kernersville, NC. The Premises is leased to Heartland Dental for a ten year initial term with 8 years remaining. The Asset was recently constructed and is located off of I-40 on an outparcel to a recently delivered multi-family development and is surrounded by hundreds of apartment units, which provides for a built-in customer base.



**EXCELLENT
VISIBILITY AND
TRAFFIC COUNTS**



**8 YEARS
REMAINING ON
NN LEASE**



**LOCATED DIRECTLY
OFF INTERSTATE 40**

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-5	\$159,544
Rent Escalation	Years 6-10	\$175,498
1st Extension	Years 11-15	\$193,048
2nd Extension	Years 16-20	\$212,353
3rd Extension	Years 21-25	\$233,588
4th Extension	Years 26-30	\$256,947

NOI	\$159,544
CAP	6.00%
Price	\$2,659,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	1472 Jag Branch Blvd, Kernersville, NC
Building Size (GLA)	4,200 SF
Land Size	0.72 Acres
Year Built/Renovated	2022
Signator/Guarantor	Heartland Dental (Corporate; 1,700 Locations)
Rent Type	NN (New Roof in 2022)
Landlord Responsibilities	Roof Replacement & Structure (Tenant Self-Maintains and Pays Taxes & Insurance)
Rent Commencement Date	4/29/2022
Lease Expiration Date	4/30/2032
Remaining Term	8 Years
Current Annual Rent	\$159,544

Actual Subject Property



67,063
PEOPLE IN
5 MILE RADIUS



\$116,389
AHHI
1 MILE RADIUS



67,500
VPD ON
INTERSTATE 40



INVESTMENT HIGHLIGHTS



ATTRACTIVE LEASE FUNDAMENTALS

NN Lease Provides Minimal Landlord Responsibilities | Corporate Guaranty by Heartland Dental | 10% Rental Increases every 5 years, including option periods



CORPORATE GUARANTEE FROM CREDIT WORTHY TENANT

Heartland Dental is the largest dental support organization in the United States | Over 1,700 Locations | 2023 Total Revenue over \$3B



NEW CONSTRUCTION

The Building has recently been built to suit the tenant's need | Transferable warranties in place



SURROUNDED BY HUNDREDS OF APARTMENTS

Over 900 apartments in close proximity: Outparcel to The Reserve at Smith Crossing, a 376 unit apartment complex | Cross access to 1188 at Soloman, a 312 apartment complex under construction | Across the street from The Grand at Union Cross, a 272 apartment complex under construction



POSITIONED ON HIGH TRAFFICKED RETAIL CORRIDOR

Fronting Union Cross Rd (21,000 AADT) and approximately a quarter mile to I-40 (67.5K AADT) | Over 277K SF of retail space within a 1-mile radius boasting a 1.4% vacancy rate (costar data) | Nearby National Tenants include: Ace Hardware, Taco Bell, McDonalds, and Starbucks



HIGH GROWTH TRIAD AREA

Over 1.7M people live in Triad | The region has over 900K jobs with a 2.3% job growth since 2022 | Toyota is investing over \$13.9B in their electric vehicle battery manufacturing facility that will bring over 3K jobs to the region



JAGS BRANCH BLVD



HEARTLAND
DENTAL

UNION CROSS RD (21,000 VPD)



Robert B Glenn High
1,504 Students

HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.

SHEETZ

TSC TRACTOR
SUPPLY CO

Grand at
Union Cross
272 Apartments

O'Reilly AUTO PARTS

Chick-fil-A

Rockstar
Barrel

TACO BELL

FOOD LION

ACE
Hardware

Bojangles
Famous Chicken & Biscuits

bp

Culver's

67,500 VPD

40

Great Clips

Brother
Cluckers

QUALITY MART

1188 at Solomon
312 Apartments

Jersey
Mike's
SUBS

Reserve at
Smith Crossing
376 Apartments

AAA
SELF STORAGE

McDonald's

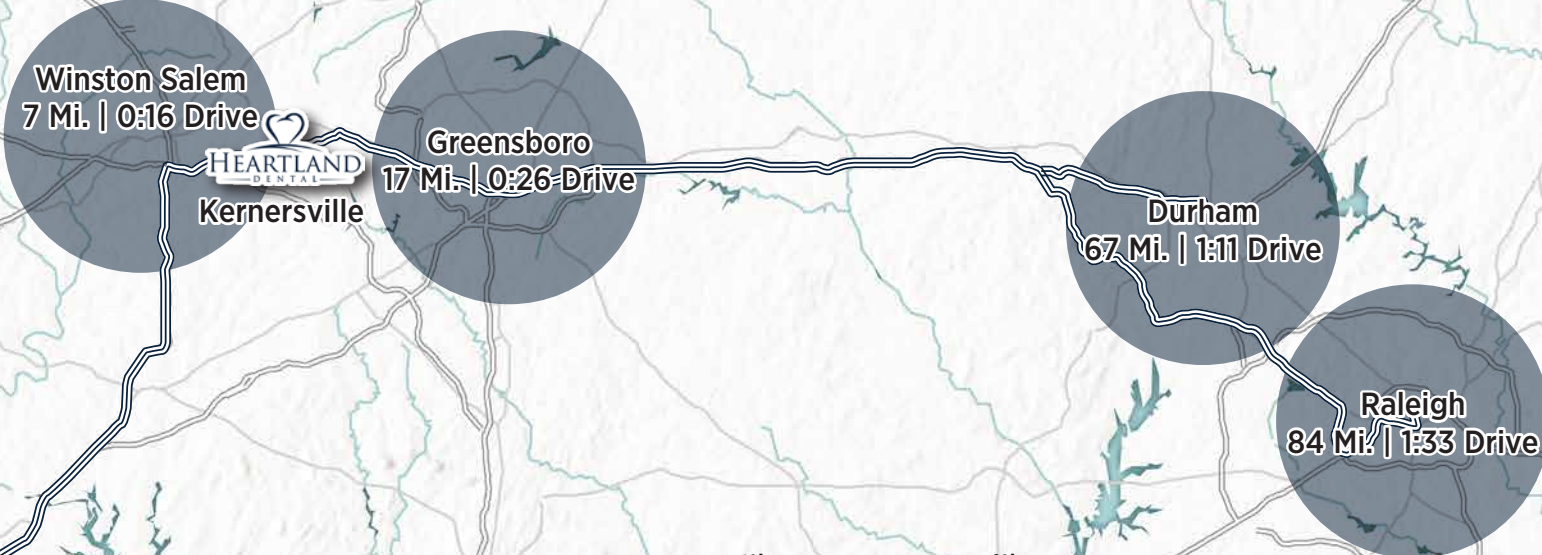
Starbucks

NOVANT
HEALTH

JAGS BRANCH BLVD

UNION CROSS RD 121,000 VPD

HEARTLAND
DENTAL



Winston-Salem, located in the Piedmont region of North Carolina, is a vibrant and historic city with a rich cultural heritage. Known for its blend of traditional Southern charm and modern amenities, Winston-Salem offers a unique and diverse experience to its residents and visitors alike. The city played a significant role in the tobacco and textile industries, contributing to its historical development. Today, Winston-Salem is recognized for its thriving arts scene, including the prestigious University of North Carolina School of the Arts. The city also boasts beautiful parks, such as Reynolda Gardens and Tanglewood Park, providing residents with ample opportunities for outdoor recreation. With a commitment to education, arts, and innovation, Winston-Salem continues to evolve while preserving its historical roots, making it a dynamic and welcoming community.



Heartland Dental Headquarters

TENANT SUMMARY

Heartland Dental is the largest dental support organization in the United States, with over 1,700 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.



Interior Example

HEARTLAND DENTAL QUICK FACTS

Founded	1997
Ownership	Private (KKR)
Number of Locations	1,700+
Headquarters	Effingham, IL
Guaranty	Corporate



OFFERED FOR SALE

\$2,659,000 | 6.00% CAP



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Exclusively Offered By
 **Atlantic**
CAPITAL PARTNERS™

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