HEARTLAND
DENTAL

11965 MEZZO DR
North Port, FL

OFFERED FOR SALE
$4,000,000 | 5.25% 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 North Port, FL. The Tenant, Heartland Dental, recently signed a new 12 year lease. The Asset is positioned across the street from a new Costco in a highly affluent market in South West Florida.

12-YR LEASE

EXTREMELY STRONG DEMOGRAPHICS

HIGH GROWTH MARKET

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	$210,000
Rent Escalation	6-10	$231,000
Rent Escalation	11-12	$254,100
1st Option Term	13-17	$279,510
2nd Option Term	18-22	$307,461
3rd Option Term	23-27	$338,207
4th Option Term	28-32	$372,028

NOI	$210,000
CAP	5.25%
PRICE	$4,000,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	11965 Mezzo Dr, North Port, FL 34293
Building Size (GLA)	4,500 SF
Land Size	1.48 Acres
Year Built/Renovated	2024
Signator/Guarantor	Heartland Dental (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	11/7/2024
Lease Expiration Date	11/30/2036
Remaining Term	11 Years
Rent Escalations	10% Every 5 Years and in Options
Current Annual Rent	$210,000

ACTUAL PROPERTY

58,653 PEOPLE IN 5 MILE RADIUS

$152,150 AHHI IN 1 MILE RADIUS

25,000 VPD ON TAMIAMI TRL

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

POSITIONED IN FAST GROWING MASTER-PLANNED COMMUNITIES

Situated in Wellen Park, one of the top 10 fastest-selling master planned communities in the US | Community projected to reach 50,000+ residents at buildout | Adjacent to Costco and neighboring Publix, Starbucks, and McDonald's

NEW CONSTRUCTION HEALTHCARE FACILITY

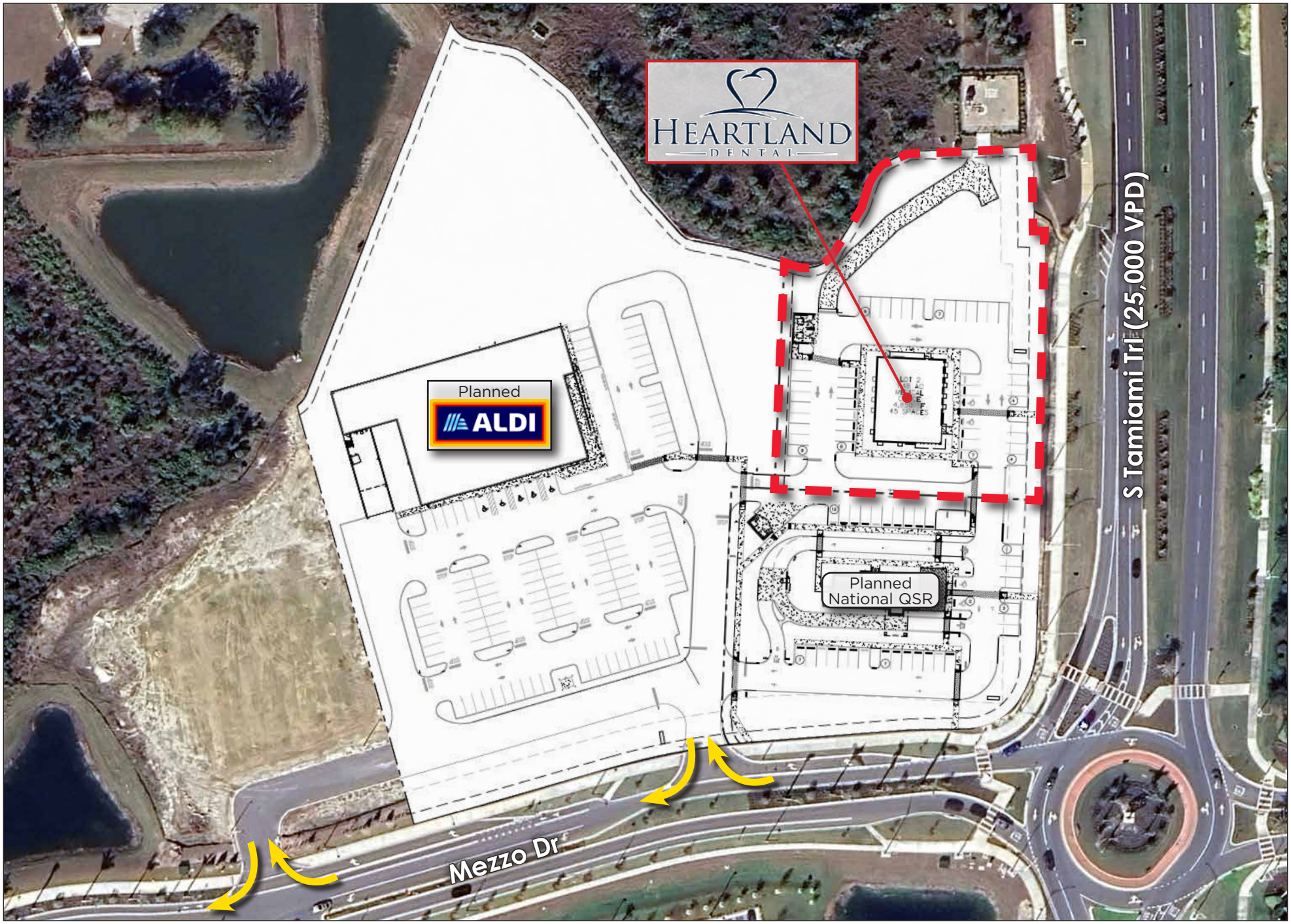
New construction delivered to Heartland Dentals latest prototype | Tenant invested significant capital into specialized infrastructure | Heartland is focused on nationwide expansion program in high-growth Sunbelt markets

EXCEPTIONAL DEMOGRAPHICS

North Port is among the fastest-growing cities in Florida | Population has increased 42% since 2010 | Average household income within 3 miles exceeds $125K and population exceeds 20,000

FLORIDA TAX-FREE INCOME STATE

Located in a State with no personal income tax | Top destination for high income households | The regions population aged 45+ has grown 35% since 2010 fueling healthcare demand

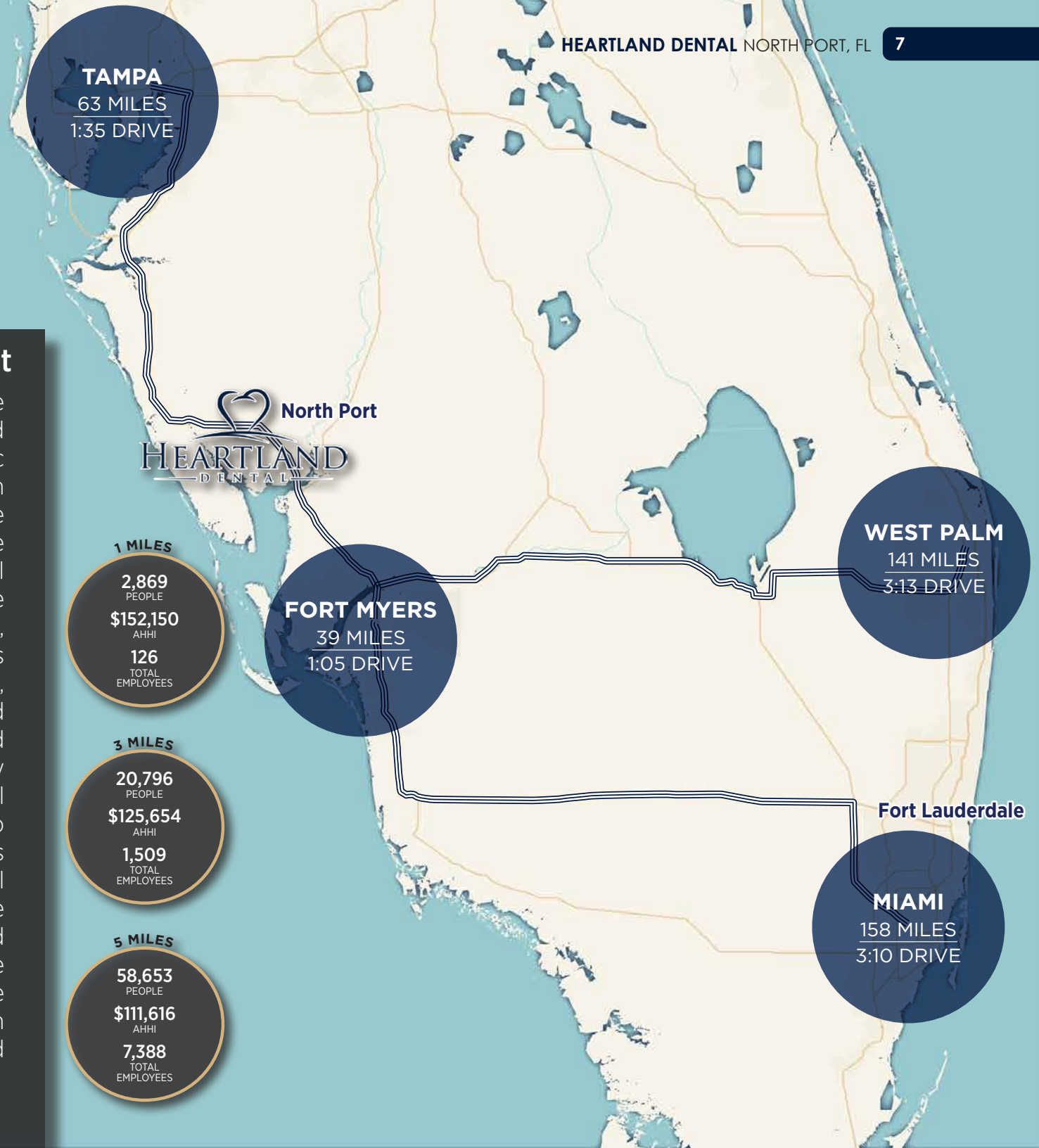

HEARTLAND
DENTAL
Planned
ALDI
Planned
National QSR
S Tamiami Trl (25,000 VPD)
Mezzo Dr

COSTCO WHOLESALE
SCF STATE COLLEGE OF FLORIDA
Planned National QSR
Planned ALDI
HEARTLAND DENTAL
S Tamiami Trl (25,000 VPD)

N River Rd
Village A
2,222 Homes
Planned
ALDI
Village B
1,200 Homes
HEARTLAND
DENTAL
S Tamiami Trl (25,000 VPD)
Wellen Park
Town Center
Publix
COSTCO
WHOLESALE
Village D
2,400 Homes
SCF
STATE COLLEGE OF FLORIDA
Village C
2,399 Homes
Village E
1,000 Homes
Sarasota National Golf Club
1,584 Homes
Atlanta Braves
Spring Training
Facility
Village H
Planned
Village G
1,800 Homes
Village F
1,800 Homes
Village I
2,179 Homes
Beachwalk
1,200+ Homes
K-8 School &
High School
Village L
Planned
Village J
Under Development
Village K
1,898 Homes

Florida Business Environment

Florida's business market is one of the most dynamic in the United States, driven by its strategic location, strong population growth, and diverse economy. The state benefits from a favorable tax climate with no personal income tax, making it attractive for entrepreneurs, corporations, and investors. Key industries include tourism, real estate, financial services, aerospace and defense, international trade, and a rapidly growing technology sector. With major ports, global connectivity, and close ties to Latin America, Florida serves as a gateway for international commerce. Additionally, its large and expanding workforce, coupled with continuous infrastructure investment, positions the state as a competitive hub for both established enterprises and emerging startups.



1 MILES
2,869 PEOPLE
$152,150 AHHI
126 TOTAL EMPLOYEES

3 MILES
20,796 PEOPLE
$125,654 AHHI
1,509 TOTAL EMPLOYEES

5 MILES
58,653 PEOPLE
$111,616 AHHI
7,388 TOTAL EMPLOYEES

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

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Exclusively Offered By

Atlantic CAPITAL PARTNERS™

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