

HEARTLAND DENTAL

3364 HAMILTON MILL RD | BUFORD, GA

OFFERED
FOR SALE
\$2,035,000
6.50% CAP

IVY
CREEK
DENTAL CARE

33

CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Heartland Dental, a 4,174-square-foot net leased medical asset located at 3364 Hamilton Mill Road in Buford, Georgia. The property is leased to Heartland Dental, LLC, the nation's largest dental support organization, under a corporate-guaranteed NN lease with approximately 4.8 years of remaining primary term. The lease features attractive 10% rental increases every five years throughout the primary term and renewal options extending through 2051, providing investors with contractual income growth and long-term cash flow visibility.

Constructed in 2004 as a purpose-built dental facility, the property occupies a highly visible signalized corner location at the intersection of Hamilton Mill Road and Ridge Road. The asset benefits from strong surrounding retail fundamentals, including nearby Kroger, Walmart Supercenter, Pet Supplies Plus, Jersey Mike's, Regions Bank, and numerous national retailers that draw consistent consumer traffic to the corridor.

Located approximately 40 miles northeast of Downtown Atlanta, Buford is among the fastest-growing communities in the Atlanta MSA and serves as a major retail and service hub for Northeast Atlanta's suburban population. Supported by affluent demographics, continued residential growth, and proximity to the Mall of Georgia, Heartland Dental offers investors the opportunity to acquire a well-located healthcare asset leased to an industry-leading operator in one of Metro Atlanta's most desirable and rapidly expanding suburban markets.

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
Current Term	4/1/2026 - 3/31/2031	\$132,256
1st Extension Term	4/1/2031 - 3/31/2036	\$145,482
2nd Extension Term	4/1/2036 - 3/31/2041	\$160,030
3rd Extension Term	4/1/2041 - 3/31/2046	\$176,033
4th Extension Term	4/1/2046 - 3/31/2051	\$193,636

NOI	\$132,256
CAP	6.50%
PRICE	\$2,035,000



ASSET SNAPSHOT

Tenant Name	Heartland Dental
Signator/Guarantor	Heartland Dental, LLC (Corporate)
Address	3364 Hamilton Mill Road, Buford, GA 30519
Building Size (GLA)	4,174 SF
Land Size	1.78 Acres
Year Built	2004
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Lease Expiration Date	3/31/2031
Remaining Term	4.8 Years
Renewal Options	4 x 5-Years
Rental Increases (Base Term & Options)	10% Every 5-Years
NOI	\$132,256



47,331 PEOPLE
IN 3 MILE RADIUS



\$123,463 AHHI
IN 3 MILE RADIUS



22,400 VPD
ON HAMILTON MILL RD



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.



NORTHEAST ATLANTA SUBURB - ONE OF THE NATION'S FASTEST-GROWING MSAs

Buford is situated in the Atlanta MSA, among the largest and most consistently expanding metropolitan areas in the country. The city has grown over 36% since 2010, driven by continued in-migration and suburban residential development.



HIGH-TRAFFIC RETAIL CORRIDOR

The Hamilton Mill Road location benefits from exceptional vehicular traffic and proximity to the Mall of Georgia one of the largest retail destinations in the Southeast creating deep daily traffic generation for the dental practice.



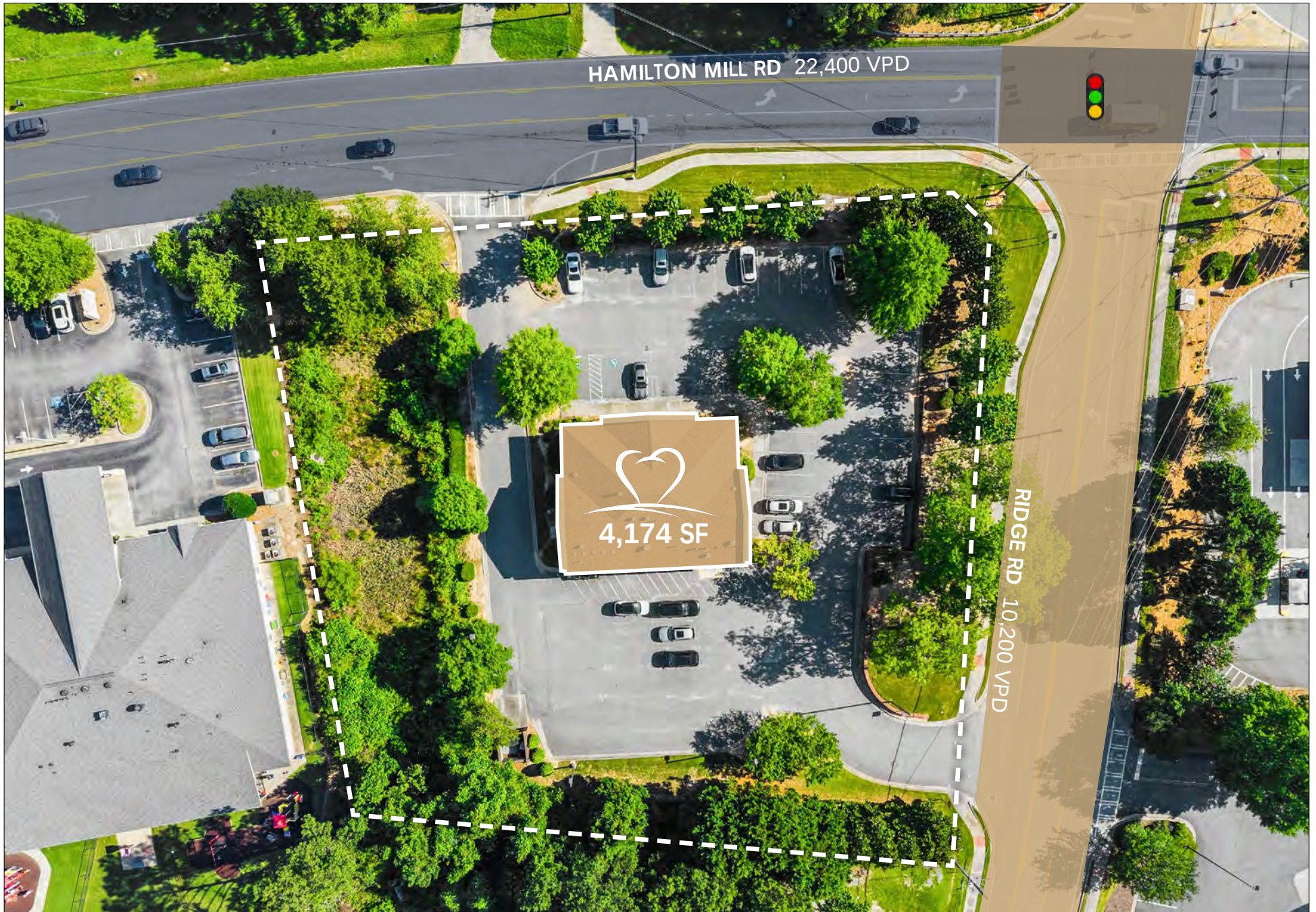
GWINNETT COUNTY - TOP TIER ATLANTA SUBMARKET

Gwinnett County is consistently ranked among the most economically diverse and fastest-growing counties in Georgia, providing a resilient consumer base and strong long-term demand for necessity-based healthcare services.



PROVEN LONG-TERM PRACTICE LOCATION

Built in 2004, this asset has served the Buford community for over two decades, demonstrating the durability of the site's patient base and the operational viability of the practice within this trade area.





DUNCAN CORNERS

IVY CREEK
ELEMENTARY SCHOOL
1,507 STUDENTS

HAMILTON
MILL PLAZA

PET SUPPLIES PLUS
marco's
Joey's
Taco

WAFFLE
HOUSE

allcare
PRIMARY & IMMEDIATE CARE
bbq CHICKEN

REGIONS

HAMILTON
RIDGE
Kroger

SARDIS FALLS
288 SINGLE-FAMILY
HOMES COMMUNITY

SECKINGER HIGH SCHOOL
(NATION'S FIRST AI-THEMED HIGH
SCHOOL + BRAND NEW CAMPUS
WITHIN THE PAST 5 YEARS)

Walmart
Supercenter

1 MILE

5,268
PEOPLE

\$137,260
AHHI

3 MILES

47,331
PEOPLE

\$123,463
AHHI

5 MILES

126,000
PEOPLE

\$124,858
AHHI

RIDGE RD 10,200 VPD

HAMILTON MILL RD 22,400 VPD

New
Odyssey
For Children

HEARTLAND
DENTAL

3364 HAMILTON MILL RD

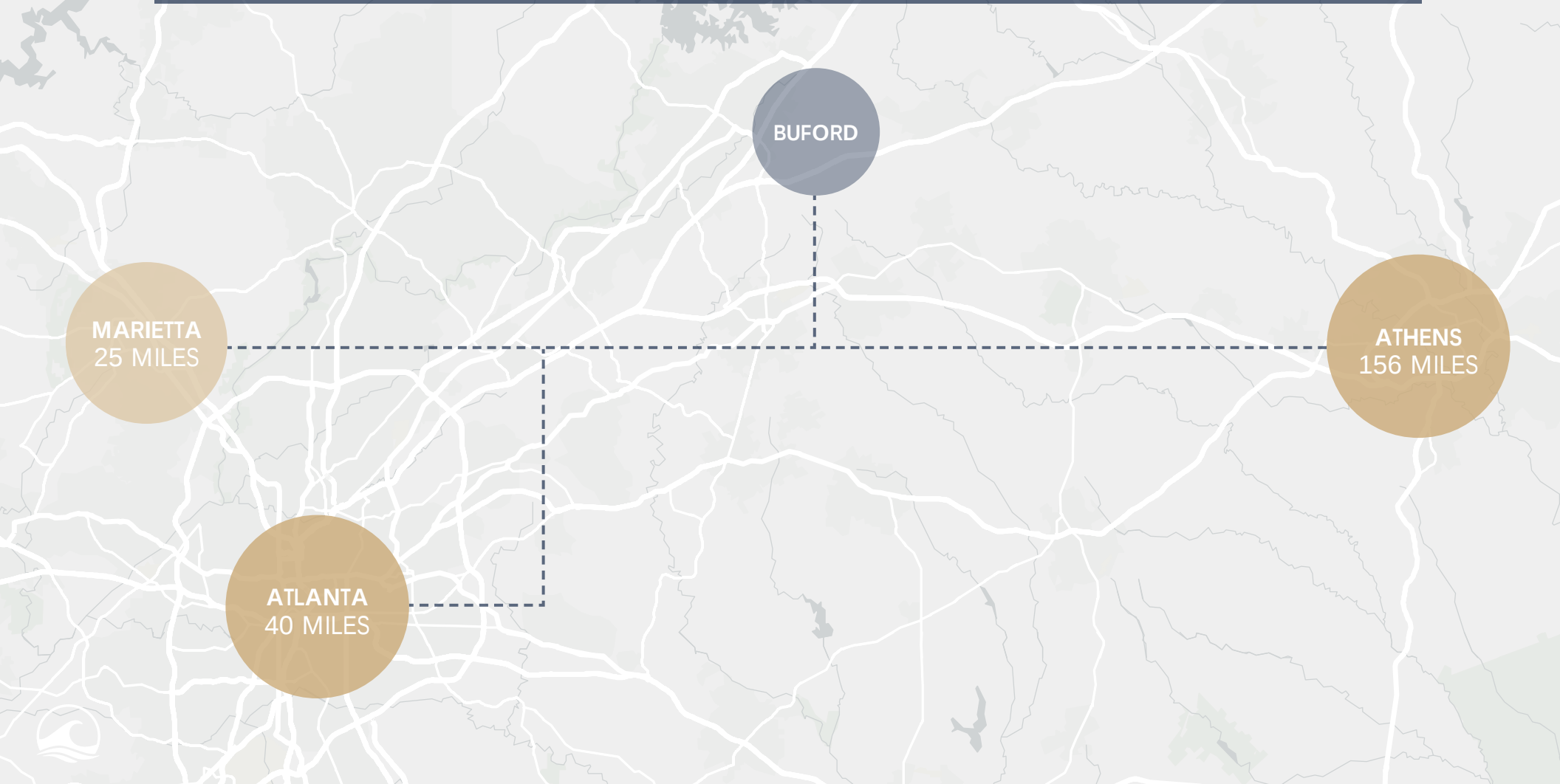




LOCATION OVERVIEW

BUFORD, GEORGIA is one of the most desirable and fastest-growing communities within the Atlanta metropolitan area, strategically located in Gwinnett County approximately 40 miles northeast of downtown Atlanta. Anchored by strong population growth, affluent demographics, and exceptional accessibility via Interstate 85, the market has become a premier destination for residential, retail, and commercial development. The area benefits from highly rated schools, continued housing growth, and proximity to major employment centers throughout Northeast Atlanta, supporting sustained consumer demand and long-term economic expansion.

Positioned within one of Georgia's most affluent suburban corridors, Buford draws shoppers and businesses from across Gwinnett, Hall, and Forsyth counties. The market is anchored by major retail destinations including Mall of Georgia, one of the largest shopping centers in the Southeast, as well as a growing concentration of healthcare, logistics, and corporate employers throughout the I-85 corridor. Supported by strong household incomes, continued population inflows, and ongoing commercial investment, Buford remains one of Metro Atlanta's most sought-after locations for national retailers and service-oriented businesses seeking exposure to a rapidly expanding consumer base.

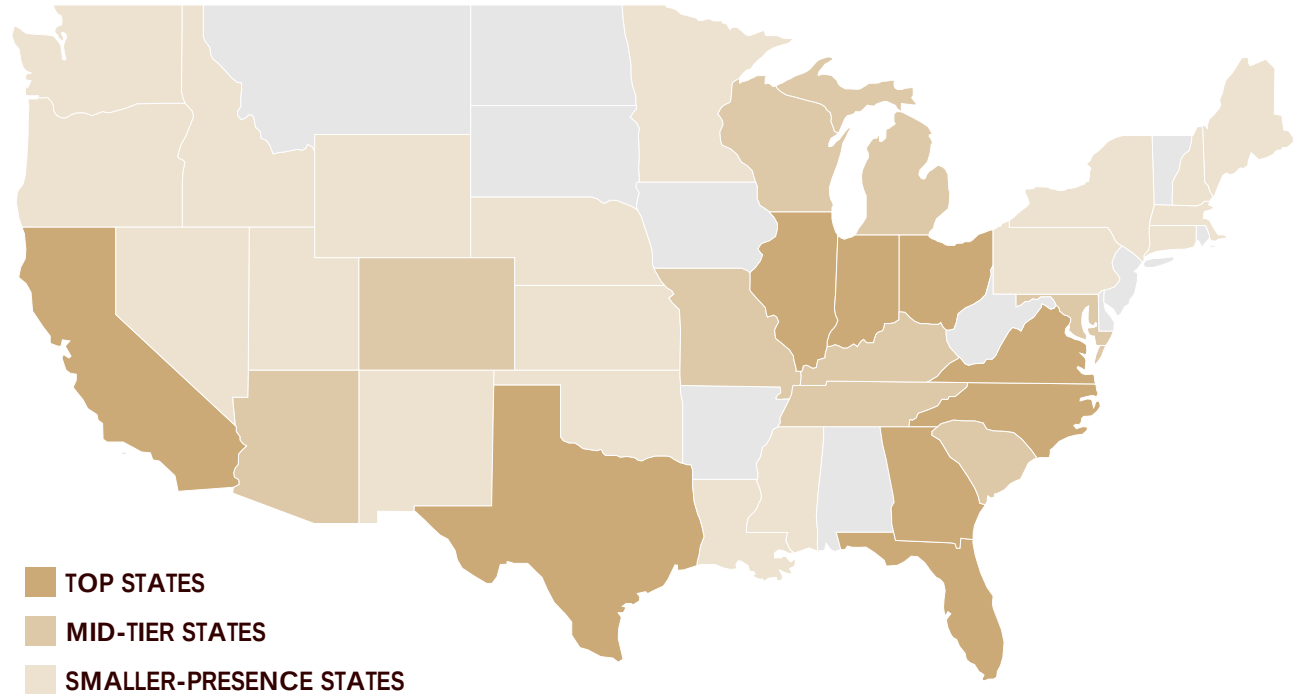


HEARTLAND DENTAL QUICK FACTS

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.



\$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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6.50% CAP

Exclusively Offered By



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