



**OFFERED  
FOR SALE**  
\$2,599,000 | 5.90% CAP

1297 S Tamiami Trail  
Osprey, FL



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Heartland Dental in Osprey, FL. The Premises is leased to Heartland Dental for a ten year initial term with 8 years remaining. The Asset was recently constructed along Tamiami Trl and is surrounded by a new Publix and a new luxury senior-living facility.



**DIRECTLY ACROSS  
FROM A NEWLY  
BUILT, SUCCESSFUL  
PUBLIX**



**SURROUNDED BY  
THOUSANDS OF  
HIGH-INCOME  
HOUSEHOLDS**



**LOCATED ON A BUSY  
RETAIL CORRIDOR  
ON TAMiami TRl  
(40,500 VPD)**

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-5	\$153,360
Rent Escalation	Years 6-10	\$168,696
1st Extension	Years 11-15	\$185,566
2nd Extension	Years 16-20	\$204,122
3rd Extension	Years 21-25	\$224,534
4th Extension	Years 26-30	\$246,988

<b>NOI</b>	<b>\$153,360</b>
<b>CAP</b>	<b>5.90%</b>
<b>Price</b>	<b>\$2,599,000</b>

## ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	1297 S Tamiami Trail, Osprey, FL 34229
Building Size (GLA)	4,260 SF
Land Size	0.75 Acres
Year Built	2022
Signator/Guarantor	Heartland Dental, LLC (Corporate; 1,800 Locations)
Rent Type	NN (New Roof in 2022)
Landlord Responsibilities	Roof Replacement & Structure (Tenant Self-Maintains and Pays Taxes & Insurance)
Rent Commencement Date	2/4/2022
Lease Expiration Date	2/28/2032
Remaining Term	8 Years
Current Annual Rent	\$153,360



Actual Subject Property



**50K+**  
PEOPLE IN  
5 MILE RADIUS



**\$161,088**  
AHHI  
1 MILE RADIUS



**40,500**  
VPD ON  
TAMiami TRAIL



## INVESTMENT HIGHLIGHTS



### LOCATED IN A MAJOR RETAIL CORRIDOR

280k SF of retail space located in a one mile radius | Nearby retailers include - Publix, Ace Hardware, and Walmart Supercenter | Positioned along busy US-41/Tamiami Trail with more than 40k vehicles per day



### CORPORATE GUARANTEE FROM CREDIT WORTHY TENANT

Heartland Dental is the largest dental support organization in the United States | Over 1,800 Locations | 2023 Total Revenue over \$3B



### HIGH GROWTH SARASOTA MSA

The Sarasota MSA was the fastest growing region in the United States for the period of 2023-2024 | From 2021 - 2022 population grew by 2.2% in Sarasota, FL, while the median household income increased by almost 5%



### ATTRACTIVE LEASE FUNDAMENTALS

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



### AFFLUENT CONSUMER BASE IN IMMEDIATE AREA

Located directly in front of Pine View School ~2,000 students | More than 2,000 homes in a one mile radius and over 10,500 homes in a 3 mile radius | High average household income at \$161,088



### NEW CONSTRUCTION

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



Seaside Springs  
130-Unit Retirement  
Community | 180,000 SF

TAMIAMI TRL (40,500 VPD)





**Walmart**  
Supercenter

Bay Street Village  
209 Condominiums

Pine View School  
1,689 Students

Family Dermatology &  
Misc. Medical Offices

Seaside Springs  
130-Unit Retirement  
Community | 180,000 SF

**Public Storage**

**CVS pharmacy**



**ACE Hardware**

**DOLLAR TREE**

**ANYTIME FITNESS**

**TRUSTCO BANK**  
Your Home Town Bank

**Publix**

**TAMiami TRAIL (40,500 VPD)**

**OLD VENICE RD**

**HEARTLAND DENTAL**



Publix

ANYTIME FITNESS

DOLLAR TREE

ACE Hardware

CVS pharmacy



BLACKBURN POINT RD

TRUSTCO BANK  
Your Home-Town Bank

TAMIAMI TRL (40,500 VPD)

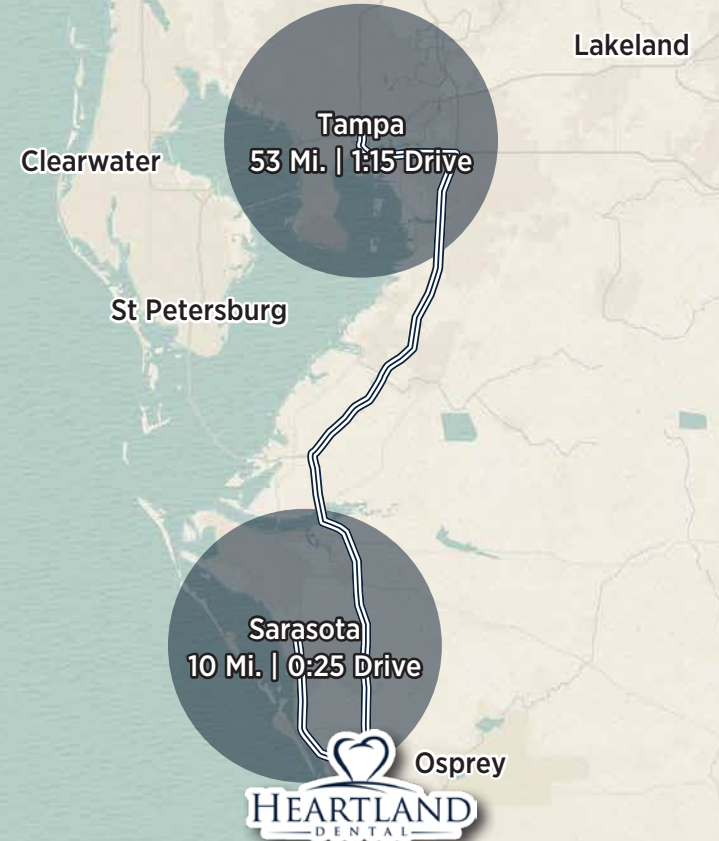
Seaside Springs  
130-Unit Retirement  
Community | 180,000 SF

HEARTLAND  
DENTAL



## SARASOTA, FL

Sarasota, Florida, is a vibrant coastal city renowned for its beautiful white-sand beaches, particularly Siesta Key Beach, which is frequently listed among the best in the United States. The city boasts a rich cultural scene, with attractions such as the Ringling Museum of Art, which showcases an impressive collection of European art and circus history, and the Sarasota Opera, known for its high-caliber performances. Sarasota also offers a lively downtown area with a variety of dining, shopping, and entertainment options. With its warm climate, charming historic districts, and a thriving arts community, Sarasota is a desirable destination for both residents and visitors seeking a blend of relaxation and cultural enrichment.





### Corporate HQ

## HEARTLAND DENTAL

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.

## KKR

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





# OFFERED FOR SALE

\$2,599,000 | 5.90% CAP

1297 S Tamiami Trail  
Osprey, FL



## PRIMARY DEAL CONTACTS

### DAVID HOPPE

Head of Net Lease Sales  
980.498.3293  
dhoppe@atlanticretail.com

### BOR:

Patrick Wagor  
Atlantic Capital Partners  
West Palm Beach, FL

## NATIONAL TEAM

### SAM YOUNG

Executive Vice President  
980.498.3292  
syoung@atlanticretail.com

### MIKE LUCIER

Executive Vice President  
980.337.4469  
mlucier@atlanticretail.com

### PATRICK WAGOR

Executive Vice President  
561.427.6151  
pwagor@atlanticretail.com

### ERIC SUFFOLETTO

Managing Director & Partner  
508.272.0585  
esuffoletto@atlanticretail.com

### DANNY GRIFFIN

Vice President  
781.635.2449  
dgriffin@atlanticretail.com

### BEN OLMSTEAD

Senior Analyst  
980.498.3296  
bolmstead@atlanticretail.com

Exclusively Offered By



This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Heartland Dental - Osprey, FL (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.