



**OFFERED
FOR SALE**
\$2,883,000 | 6.25% CAP

5675 Bannister Rd,
Kansas City, MO



Located at the
Entrance to Oracle-
Cerners Innovations
Campus



Outparcel to a
Brand New Grocery-
Anchored Center





Price Chopper has been successfully operating in the area and relocated to the shopping center for more space as well as its proximity to I-435 and the Oracle-Cerner Innovations Campus



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Heartland Dental in Kansas City, MO. The Premises is leased to Heartland Dental for a ten year initial term with 10% rental increases every 5 years. The Asset is positioned across the street from Oracle's brand new \$1B, 3.7MSF regional headquarters and located at a hard corner of a lighted intersection as an outparcel to Price Chopper shopping center



ACROSS FROM ORACLE'S NEW \$1B, 3.7MSF REGIONAL HQ



10 YEARS REMAINING ON NN LEASE



LOCATED DIRECTLY OFF INTERSTATE 435 AS A GROCERY OUTPARCEL

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-5	\$180,180
Rent Escalation	Years 6-10	\$198,198
1st Extension	Years 11-15	\$218,018
2nd Extension	Years 16-20	\$239,820
3rd Extension	Years 21-25	\$263,802

NOI	\$180,180
CAP	6.25%
Price	\$2,883,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental, LLC dba Hickman Mills Dental Care
Address	5675 Bannister Rd, Kansas City, MO 64137
Building Size (GLA)	4,200 SF
Land Size	1.22 Acres
Year Built	2023
Signator/Guarantor	Heartland Dental, LLC (Corporate; 1,800 Locations)
Rent Type	NN (New Roof in 2023)
Landlord Responsibilities	Roof Replacement & Structure (Tenant Self-Maintains and Pays Taxes & Insurance)
Rent Commencement Date	2/12/2024
Lease Expiration Date	2/28/2034
Remaining Term	9.75 Years
Current Annual Rent	\$180,180



151,648
PEOPLE IN
5 MILE RADIUS



\$80,019
AHFI
5 MILE RADIUS



85,000
VPD ON
INTERSTATE 435



INVESTMENT HIGHLIGHTS



STRATEGICALLY LOCATED IN RETAIL NODE

Outparcel to a recently relocated Price Chopper Store (relocated for a larger footprint) | Over 732KSF of retail space within a 1-mile radius boasting | Nearby National Retailers include: Price Chopper, Home Depot, Taco Bell, Hardees, Wendy's, and Firestone



DOORSTEP OF ORACLE CERNER INNOVATIONS CAMPUS

Subject Site is located directly across the street from Oracle's new Cerner Innovation Campus a \$1B, Class-A Office Development | 290 acre - 3.7MSF campus that houses an estimated 16K employees | Recent consolidation of two other campuses



ACCESSIBLE LOCATION ON HIGHLY TRAFFICED ROAD

Fronting Bannister Rd (17,718 VPD) with cross access through the shopping center at two full access intersections | Directly off of interstate 435 (85K VPD) | On the corner of a lighted intersection of Bannister Rd and Hillcrest Rd (22K VPD intersection)



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 was recently constructed | Transferable roof warranties in place



BANNISTER RD (17,718 VPD)



HILLCREST RD (3,906 VPD)



The Glade
325-Acre Mixed-Use
1.5M SF Office
2,500 Residential Units
20k SF Retail



Oracle-Cerner
Innovations Campus
\$1B, Class-A Office
290 Acres - 3.7MSF
Est. 16K Employees



Land Owned by
Oracle-Cerner



Proposed 450
Multifamily Units



BANNISTER RD (17,718 VPD)

HILLCREST RD (3,906 VPD)



Brand New
**PRICE
CHOPPER**





85,000 VPD



Proposed 450
Multifamily Units



BANNISTER RD (17,718 VPD)

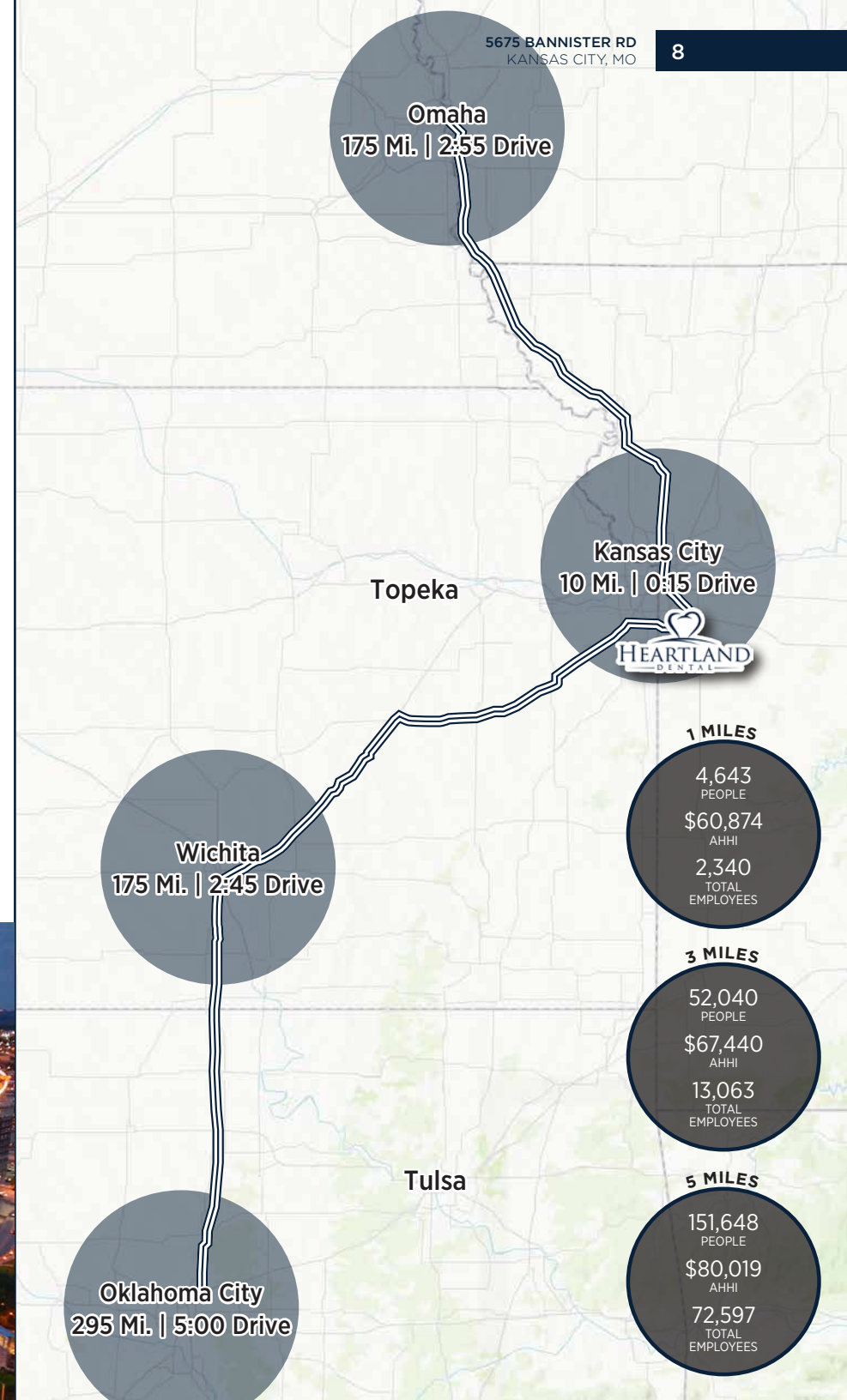
HILLCREST RD (3,906 VPD)



KANSAS CITY, MO

Kansas City, Missouri, nestled along the Missouri River, is a vibrant city renowned for its rich history, jazz music, barbecue cuisine, and passionate sports culture. As the largest city in Missouri, it serves as a bustling hub of commerce, art, and innovation in the Midwest. Visitors are drawn to its iconic attractions like the National WWI Museum and Memorial, the Nelson-Atkins Museum of Art, and the lively Power & Light District. With a diverse population, Kansas City celebrates its cultural heritage through festivals, music events, and a thriving culinary scene. Whether exploring its historic neighborhoods, cheering on the Chiefs or the Royals, or savoring mouthwatering barbecue, Kansas City offers a dynamic and unforgettable experience for residents and visitors alike

- Downtown KC has experienced more than \$9 billion in commercial, residential and hotel development in the last 10 years.
- The City of Kansas City, Missouri, touts 220 parks, 134 miles of trails and bikeways, 29 lakes, 103 playgrounds and 119 monuments.
- Located in the heart of the country, Kansas City is only a 3-hour flight from either coast.





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



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5675 Bannister Rd, Kansas City, MO

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*CERTAIN PRINCIPALS OF THE SELLER, INCLUDING JEWETT FERGUSON & JOHN R. DAVIS JR. ARE LICENSED REAL ESTATE AGENTS AND/OR BROKERS IN THE STATE OF MISSOURI.

Exclusively Offered By



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