

HEARTLAND DENTAL

1905 CONVENIENCE PL | CHAMPAIGN, IL

OFFERED
FOR SALE
\$1,706,000
7.25% CAP



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Heartland Dental, a 3,829-square-foot net leased medical asset located at 1905 Convenience Place in Champaign, Illinois. The property is leased to Heartland Dental, LLC, the nation's largest dental support organization, under a corporate-guaranteed NN lease with approximately 6.2 years of remaining primary term. The lease features attractive 2.5% annual rental increases throughout the primary term and renewal options, providing investors with contractual income growth and long-term cash flow visibility.

As a purpose-built dental facility, the property occupies a highly visible position along North Neil Street and benefits from strong surrounding retail fundamentals, including nearby Target, Walmart Supercenter, Costco, Kohl's, Best Buy, Aldi, and numerous national retailers that drive consistent consumer traffic to the corridor.

Located approximately 135 miles south of Chicago, Champaign serves as the economic, educational, and healthcare hub of Central Illinois. Anchored by the University of Illinois Urbana-Champaign, with more than 56,000 enrolled students and a research enterprise exceeding \$900 million annually, Heartland Dental offers investors the opportunity to acquire a well-located healthcare asset leased to an industry-leading operator in one of Illinois' most stable and resilient university-driven markets.

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
Current Term	8/1/2026 - 7/31/2027	\$123,697
Rent Escalation	8/1/2027 - 7/31/2028	\$126,789
Rent Escalation	8/1/2028 - 7/31/2029	\$129,959
Rent Escalation	8/1/2029 - 7/31/2030	\$133,208
2.5% Annual Increases Thereafter		
1st Extension Term	8/1/2032 - 7/31/2037	\$143,451
2nd Extension Term	8/1/2037 - 7/31/2042	\$162,301
3rd Extension Term	8/1/2042 - 7/31/2047	\$183,629
4th Extension Term	8/1/2047 - 7/31/2052	\$207,759
2.5% Annual Increases Through Each Extension Term		

NOI	\$123,697
CAP	7.25%
PRICE	\$1,706,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Signator/Guarantor	Heartland Dental, LLC (Corporate)
Address	1905 Convenience Place, Champaign, IL 61820
Building Size (GLA)	3,829 SF
Land Size	0.77 Acres
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Lease Expiration Date	7/31/2032
Remaining Term	6.17 Years
Renewal Options	4 x 5-Years
Rental Increases (Base Term & Options)	2.5% Annual Increases
NOI	\$123,697



76,754 PEOPLE
IN 3 MILE RADIUS



\$61,366 AHHI
IN 3 MILE RADIUS



20,800 VPD
ON N NEIL ST



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.



2.5% ANNUAL RENT BUMPS - SUPERIOR COMPOUNDING GROWTH

Annual rent increases of 2.5% provide a higher compounding income growth rate, delivering meaningfully superior NOI escalation over the full lease term.



UNIVERSITY OF ILLINOIS URBANA-CHAMPAIGN

UIUC enrolls over 55,000 students and supports a research enterprise exceeding \$900 million annually, anchoring a diverse local economy with resilient employment and sustained consumer demand throughout the economic cycle.



EDUCATION & HEALTHCARE-DRIVEN ECONOMIC STABILITY

Champaign-Urbana's economy is anchored by higher education, healthcare, and technology, sectors that have historically demonstrated below-average cyclicalities, providing stable foot traffic and consumer spending for service retail.



PURPOSE-BUILT DENTAL FACILITY

The 3,829 SF building is a purpose-built dental office designed to Heartland Dental's operational specifications, with a well-maintained physical plant and limited near-term capital expenditure requirements for an incoming investor.





HUNTERS POND
APARTMENT HOMES

CHAMPAIGN
APARTMENTS



maurices

SEPHORA



KOHL'S

TJ-MAXX



N NEIL ST 20,800 VPD

W MARKETVIEW DR 7,700 VPD





HEARTLAND
DENTAL

1905 CONVENIENCE PLACE





LOCATION OVERVIEW

CHAMPAIGN, ILLINOIS

serves as the economic, educational, and innovation hub of Central Illinois, strategically located along Interstate 57 and Interstate 74 approximately 135 miles south of Chicago and 125 miles west of Indianapolis. The city is anchored by the world-renowned University of Illinois Urbana-Champaign, whose enrollment of more than 55,000 students and extensive research initiatives drive significant economic activity, workforce development, and population stability. This institutional presence supports a highly educated labor pool, strong consumer spending, and a diverse economy spanning technology, healthcare, education, and advanced manufacturing.

As the principal retail and employment center for a multi-county trade area, Champaign attracts residents, students, and visitors from throughout East Central Illinois. Major employers include University of Illinois Urbana-Champaign, Carle Health, and OSF HealthCare, providing a stable foundation for long-term economic growth. The market benefits from strong retail fundamentals, continued residential development, and consistent demand generated by the university community, positioning Champaign as one of the most resilient and dynamic investment markets in Illinois.

CHICAGO
135 MILES

CHAMPAIGN

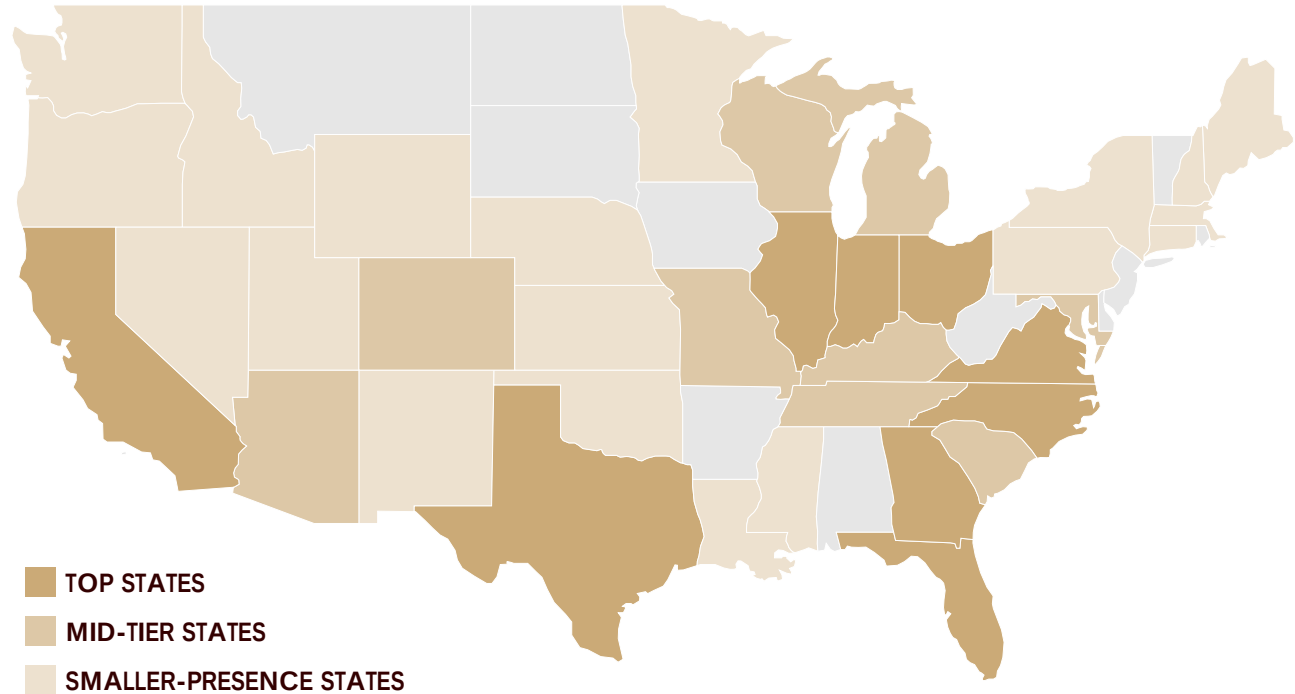
INDIANAPOLIS
125 MILES

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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7.25% CAP

Exclusively Offered By



Atlantic
CAPITAL PARTNERS™

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BROKER OF RECORD

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