



HEARTLAND
DENTAL

2810 UIHLEIN RD | LAKEWOOD RANCH, FL

**OFFERED
FOR SALE**
\$4,240,000
5.25% CAP



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Heartland Dental | Lakewood Ranch, FL, an absolute NNN investment corporately guaranteed by Heartland Dental, LLC, the largest dental support organization in the United States. The newly constructed 4,260 SF asset generates \$222,600 in annual NOI and is offered at \$4,240,000 (5.25% cap rate), providing investors with passive, long-term income and zero landlord responsibilities.

Heartland Dental supports more than 1,900 practices across 39 states and DC and is majority owned by KKR. The tenant has executed a new 12-year lease running from an estimated November 4, 2026 through November 30, 2038, with a 10% rent increase in year six. Heartland retains four (4) five-year renewal options, each with a 10% increase, providing long-term optionality through 2058.

The offering presents the opportunity to acquire a new-construction, necessity-based healthcare asset within the Publix-anchored Northchase Center at State Road 64 and Uihlein Road (15,000 VPD), alongside McDonald's, Chipotle and Chase. Lakewood Ranch has been the nation's top-selling multigenerational community for eight consecutive years, the MSA has grown 13.7% since 2020, and 1-mile AHHI is \$193,495. The combination of an absolute NNN structure, scheduled rent growth, and a grocery-anchored location in a high-growth trade area positions the asset as a durable, low-management income investment.

RENT SCHEDULE	YEAR	RENT
Current Term	1-5	\$222,600
Current Term	6-12	\$244,860
1st Option	13-17	\$269,346
2nd Option	18-22	\$296,281
3rd Option	23-27	\$325,909
4th Option	28-32	\$358,500

NOI	\$222,600
CAP RATE	5.25%
LISTING PRICE	\$4,240,000



ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	2810 Uihlein Road, Lakewood Ranch, FL 34211
Signator/Guarantor	Corporate
Building Size	4,260 SF
Land Size	1.34 Acres
Year Built	2026
Lease Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	Est. 11/4/2026
Lease Expiration Date	Est. 11/30/2038
Term Remaining	12 Years
Rental Increases	10% in Year 6 and 10% Each Option
Current Annual Rent	\$222,600



75,024
PEOPLE IN
5 MILE RADIUS



\$193,495
AHHI IN
1 MILE RADIUS



15,000
VPD ON
UIHLEIN RD



LARGEST DENTAL SUPPORT ORGANIZATION IN THE U.S.

1,900+ supported practices and 3,000+ doctors in 39 states and DC | S&P upgraded to 'B' from 'B-' in May 2026 | 7.3% revenue growth in 2025.



NEW 12-YEAR ABSOLUTE NNN LEASE

Zero landlord responsibilities, including roof and structure | Est. rent commencement 11/4/2026 through 11/30/2038 | 10% rent increase in year 6 and in each of the four 5-year options.



PAD SITE WITHIN NEW PUBLIX-ANCHORED NORTHCHASE CENTER

55,000+ SF Publix opened June 2026 at SR 64 & Uihlein Road | Joins McDonald's, Chipotle and Chase outparcels.



NATION'S #1 MULTIGENERATIONAL MASTER-PLANNED COMMUNITY

Lakewood Ranch ranked #1 for 8 consecutive years (RCLCO) | #2 overall in the U.S. with 2,085 new-home sales in 2025 | 77,000+ residents.



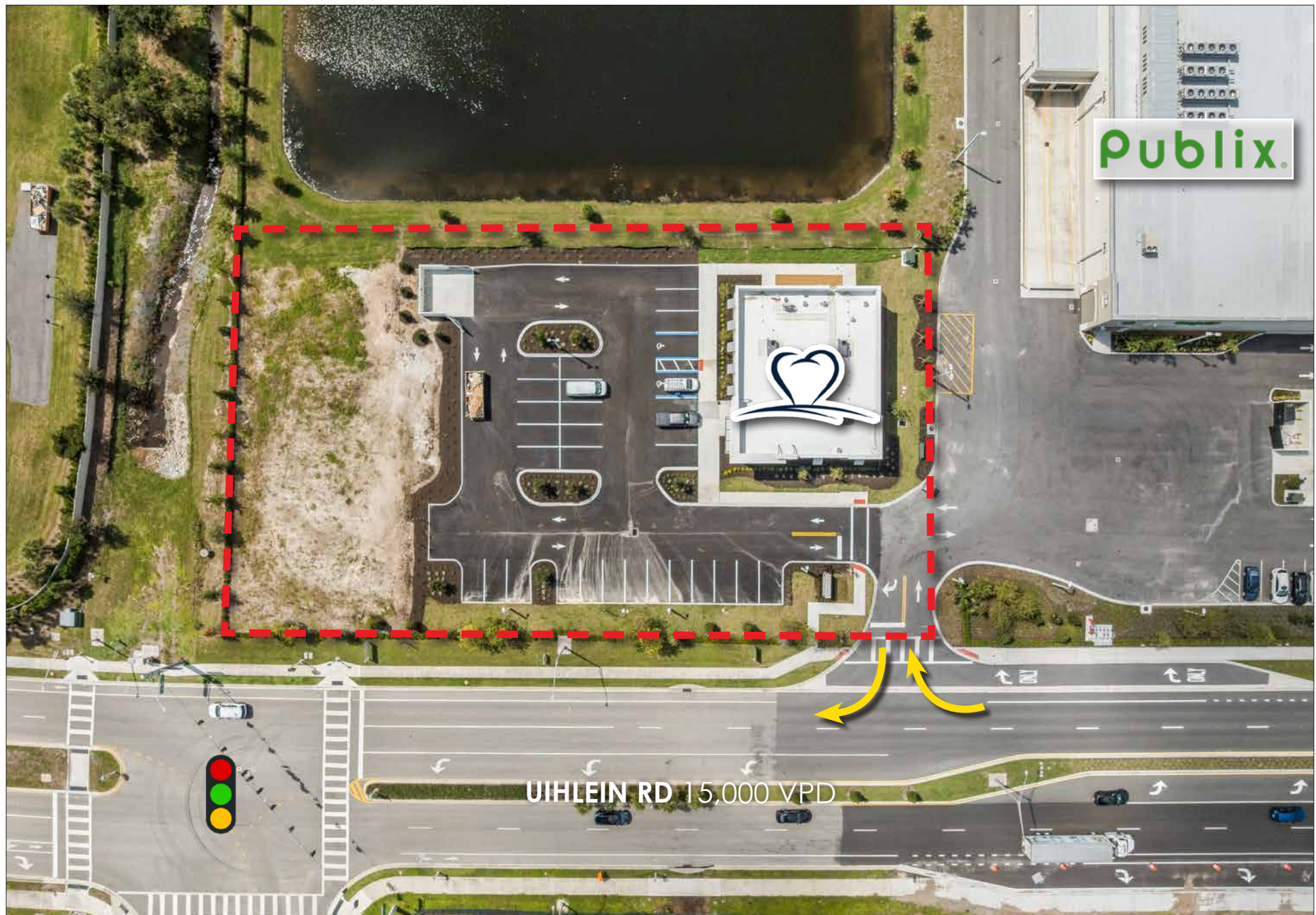
AFFLUENT DEMOGRAPHICS: \$191K AVERAGE HHI WITHIN 3 MILES

\$191,637 AHHI and 28,393 residents within 3 miles | Uihlein Road 15,000 VPD.



RAPIDLY GROWING NORTH PORT-BRADENTON-SARASOTA MSA

13.7% population growth since 2020 to 948K+ residents (2025) | 33 miles to Tampa | 2026 construction eligible for bonus depreciation (Check with your CPA).



Lakewood Ranch



- 33,000+ Acre Master-Planned Community
- 77,000 Residents in 36 Villages
- 30,500 Homes Sold or Under Lease
- 3 Town Centers, 12 Shopping Plazas, & Over 360 Retail Shops

Planned Grocery,
Storage & Daycare

LIGHTERWOOD TRL

UIHLEIN RD 15,000 VPD

Publix





CHIPOTLE
MEXICAN GRILL

CHASE

E STATE RD 64 7,411 VPD

Planned Grocery,
Storage & Daycare

UIHLEIN RD 15,000 VPD

LIGHTWOOD TRL

Publix


HEARTLAND
DENTAL

Lakewood Ranch, FL

The property is in Lakewood Ranch, Manatee County, within the North Port-Bradenton-Sarasota MSA (Manatee and Sarasota counties) on Florida's Gulf Coast. The MSA grew from 833,716 residents at the 2020 Census to an estimated 948,158 in 2025, a 13.7% increase, and generated about \$45.4 billion in GDP in 2023. Education and health services are forecast to be the metro's fastest-growing sector through 2028.

Lakewood Ranch is a 55-square-mile master-planned community spanning Manatee and Sarasota counties east of I-75, with more than 77,000 residents and more than 22,000 people employed within the community. It includes Lakewood Ranch Medical Center, the 75-acre Premier Sports Campus, the Sarasota Polo Club and three town centers. RCLCO ranked Lakewood Ranch #2 overall in the U.S. in 2025 with 2,085 new-home sales, and the nation's top-selling multigenerational master-planned community for the eighth consecutive year.

TALLAHASSEE

235 MILES
4:45 DRIVE

JACKSONVILLE

202 MILES
3:50 DRIVE

ORLANDO

95 MILES
2:00 DRIVE

TAMPA

33 MILES
0:55 DRIVE

LAKEWOOD RANCH

FORT MYERS

65 MILES
1:30 DRIVE

1 MILES

3,106
PEOPLE
\$193,495
AHHI
185
TOTAL
EMPLOYEES

3 MILES

28,393
PEOPLE
\$191,637
AHHI
1,797
TOTAL
EMPLOYEES

5 MILES

75,024
PEOPLE
\$188,991
AHHI
9,139
TOTAL
EMPLOYEES



TENANT OVERVIEW

Heartland Dental is the largest dental support organization in the United States, with over 1,900 supported dental offices in 39 states. Founded in 1997, Heartland Dental supports over 3,000 dentists and over 20,000 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.

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 100 companies in its portfolio.



20,000+
Team Members in
the HD Family



3,000+
Support Dentists
Nationally



1,900+
Support Offices
Nationally

HEARTLAND DENTAL QUICK FACTS

Founded	1997
Ownership	Private (KKR)
Number of Locations	1,900+
Headquarters	Effingham, IL
Guaranty	Corporate

Corporate HQ





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5.25% CAP

Exclusively Offered By



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