

CONFIDENTIAL OFFERING MEMORANDUM



501 Jumpers Hole Rd
Severna Park, MD

**OFFERED
FOR SALE**

\$2,435,000 | 5.75% CAP

EXECUTIVE SUMMARY

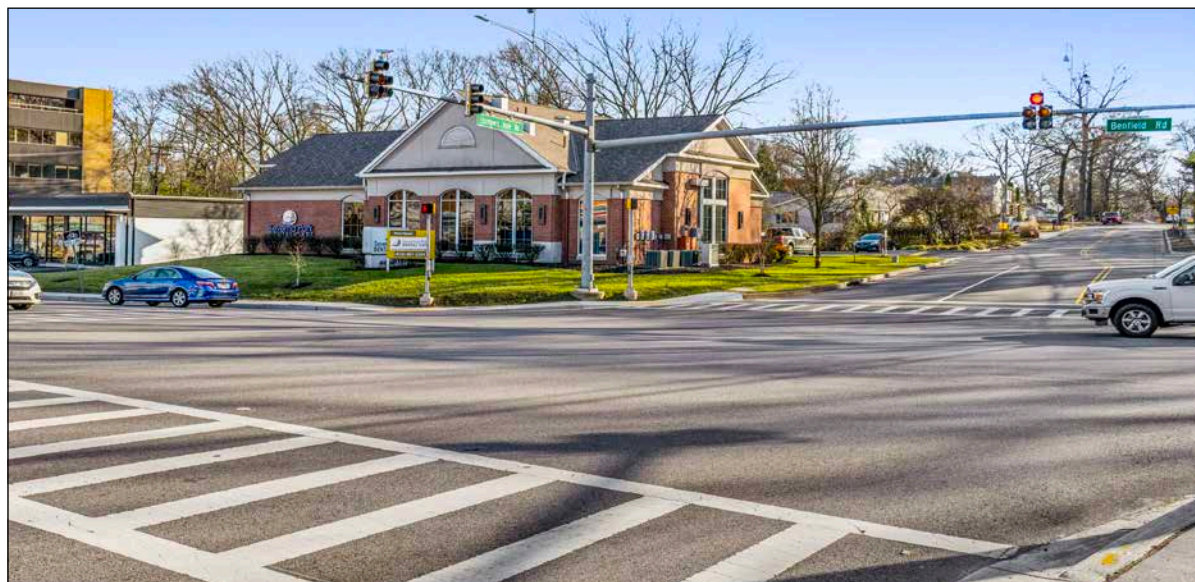
Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Heartland Dental | Severna Park, MD. The Premises is leased to Heartland Dental for a ten year initial term. The Asset is located in Severna Park, MD, an affluent submarket of Washington, DC. The subject site is well positioned on a lighted intersection of Benfield Blvd (20K VPD) and Jumpers Hole Rd.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	8/15/2022 - 8/31/2027	\$140,000
Rent Escalation	9/1/2027 - 8/31/2032	\$154,000
1st Extension	9/1/2032 - 8/31/2037	\$169,400
2nd Extension	9/1/2037 - 8/31/2042	\$186,340
3rd Extension	9/1/2042 - 8/31/2047	\$204,974
4th Extension	9/1/2047 - 8/31/2052	\$225,471

NOI	\$140,000
CAP	5.75%
Price	\$2,435,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	501 Jumpers Hole Rd, Severna Park, MD 21146
Building Size (GLA)	4,000 SF
Land Size	0.58 Acres
Year Built/Renovated	2005/2021
Signator/Guarantor	Heartland Dental
Rent Type	NN
Landlord Responsibilities	Roof and Structure (New Roof 2022)
Rent Commencement Date	8/15/2022
Remaining Term	8+ years
Current Annual Rent	\$140,000



139,599
PEOPLE IN
5 MILE RADIUS



\$213,911
AHHI
1 MILE RADIUS



20,091
VPD ON
BENFIELD BLVD



INVESTMENT HIGHLIGHTS



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 | 2022 Total Revenue was \$1.2B



RECENTLY RENOVATED BUILDING

The Tenant has recently improved the building to suit their specifications | The roof has been replaced



LOCATED IN HIGHLY AFFLUENT WASHINGTON, DC SUBURB

Approximately 45K people live within a 3-mile radius | AAHL within a 3 mile radius exceeds \$170K



ACCESSIBLE LOCATION

Located at the corner of a lighted intersection of Benfield Rd (29,650 AADT) and Jumpers Hole Rd (7.0K AADT) | Two different points of ingress and egress (Jumpers Hole Rd & Kenmore Rd)



CLOSE PROXIMITY TO MAJOR LOCAL MARKET DRIVERS

Less than a half-mile to Brightview Severna Park, a 141 unit assisted living complex | Less than 0.7 miles to Severna Park Middle School (1,399 students) and Benfield Middle School (455 students) | Approximately 1.2 miles to Oak Hill Elementary (614 Students) and Severna Park High School (1,873 students)

7-ELEVEN

Shore United Bank



BENFIELD RD (20,091 VPD)

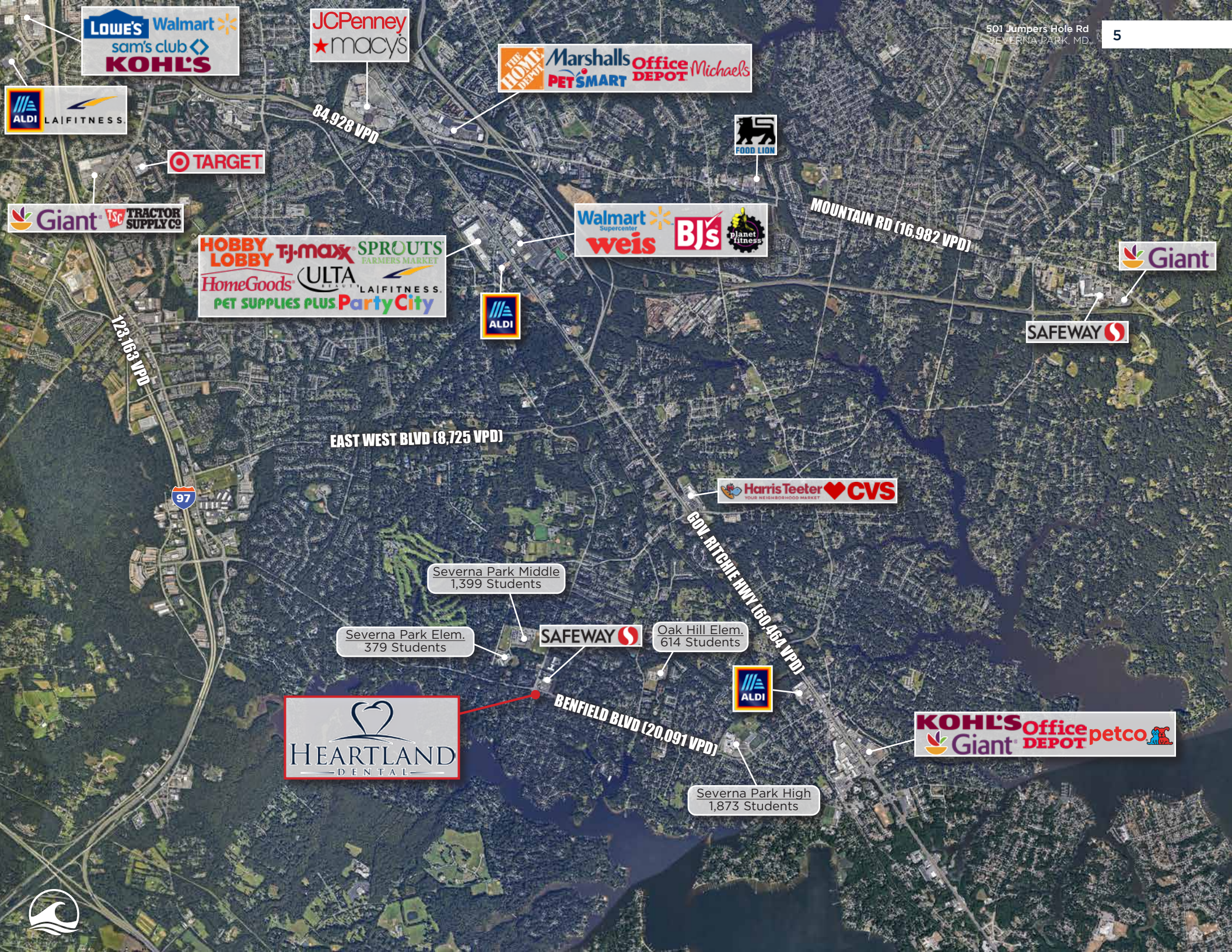
HEARTLAND
DENTAL



KENMORE RD

JUMPERS HOLE RD (6,805 VPD)





Lowe's Walmart
sam's club
Kohl's

JCPenney
★ macy's

THE HOME DEPOT
Marshalls Office DEPOT
PET SMART Michaels

501 Jumpers Hole Rd
SEVERNA PARK, MD.

5

ALDI LAIFITNESS

● TARGET

● FOOD LION

● Giant TSC TRACTOR SUPPLY CO

HOBBY LOBBY TJ-MAXX SPROUTS FARMERS MARKET
HomeGoods ULTA LAIFITNESS
PET SUPPLIES PLUS Party City

Walmart Supercenter weis BJs planet fitness

MOUNTAIN RD (16,982 VPD)

● Giant

SAFEGWAY

● ALDI

EAST WEST BLVD (8,725 VPD)

Harris Teeter CVS
YOUR NEIGHBORHOOD MARKET

Severna Park Middle
1,399 Students

Severna Park Elem.
379 Students

SAFEGWAY

Oak Hill Elem.
614 Students

GOV. RITCHIE HWY (160,464 VPD)

● ALDI

HEARTLAND DENTAL

BENFIELD BLVD (20,091 VPD)

Severna Park High
1,873 Students

Kohl's Office DEPOT petco



WASHINGTON D.C. OVERVIEW

#6 Largest MSA
in the Country

5.49M People in the
Washington
MSA

20.7M Domestic Visitors
in 2022

\$8.1B Total Spending
from Domestic
Visitors

2ND Highest Median
Household Income
Among U.S. Metros

2ND Best State to do
Business in 2022
(CNBC)

\$80.5K Average Salary in
Washington D.C.



1 MILES

9,095
PEOPLE
\$213,911
AHHI
1,439
EMPLOYEES

3 MILES

47,505
PEOPLE
\$210,378
AHHI
17,926
EMPLOYEES

5 MILES

139,599
PEOPLE
\$160,147
AHHI
42,327
EMPLOYEES

Baltimore
14 Mi. | 0:27 Drive



Washington
28 Mi. | 0:51 Drive

Severna Park

Richmond
115 Mi. | 2:25 Drive

Roanoke
220 Mi. | 4:20 Drive

Norfolk
155 Mi. | 3:50 Drive



TENANT SUMMARY

Heartland Dental is the largest dental support organization in the United States, with over 1,700 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.

HEARTLAND DENTAL QUICK FACTS

Founded	1997
Ownership	Private (KKR)
Number of Locations	1,700+
Headquarters	Effingham, IL
Guaranty	Corporate

Heartland Dental Headquarters



Interior Example



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\$2,435,000 | 5.75% CAP



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Severna Park, MD

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Exclusively Offered By



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