5706 OGEECHEE RD | SAVANNAH, GA

Representative Photo

HEARTLAND DENTAL | CHIPOTLE

OFFERED FOR SALE

$5,782,000
5.50% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale the newly constructed Heartland Dental & Chipotle strip center located at 5706 Ogeechee Road, Savannah, Georgia. The property is 100% leased to a complementary roster of nationally recognized tenants including Chipotle Mexican Grill and Heartland Dental, generating $318,000 in current annual NOI with limited landlord responsibilities for roof and structure.

The investment is anchored by two corporate-guaranteed 10-year leases with Chipotle and Heartland Dental, two of the fastest-growing national concepts in their respective categories. Combined with contractual rent escalations of 10% in Year 6 and 10% every 5 years thereafter, the asset offers stable, long-term cash flow backed by investment-grade credit strength. The property's 100% occupancy and complementary tenant mix deliver a diversified income stream with minimal concentration risk.

Strategically positioned along the high-traffic Ogeechee Road corridor (18,200 VPD) between rapidly expanding Pooler and Richmond Hill submarkets, the property sits adjacent to anchor tenant Kroger.The 6,611-square-foot center is surrounded by over 3,300 new residential units within one mile and benefits from affluent demographics $117,609 average household income within 3 miles—positioning it in one of Savannah's highest-growth retail markets. As a newly constructed, double-net asset with strong comparable sales support and proven tenant demand, this property represents an ideal acquisition for investors seeking stable, long-term income in a dynamic Southeast growth market.

NOI	**$318,000**
CAP	**5.50%**
PRICE	**$5,782,000**

ASSET SNAPSHOT

Address	5706 Ogeechee Rd, Savannah, GA 31405
Building Size (GLA)	6,611 SF
Land Size	1.68 Acres
Year Built/Renovated	2026
Tenants	Chipotle & Heartland Dental
Lease Type(s)	NN
Landlord Responsibilites	Roof & Structure
WALT	10 Years
Occupancy	100%
Current NOI	$318,000

69,958 PEOPLE IN 5 MILE RADIUS

$117,609 AHHI IN 3 MILE RADIUS

18,200 VPD OGEECHEE RD

INVESTMENT HIGHLIGHTS

NEW 2026 CONSTRUCTION | MINIMAL LANDLORD MAINTENANCE
Brand-new 2026 construction featuring modern, code-compliant improvements with minimal maintenance requirements and no near-term capital expenditure needs and transferable warranties

DUAL CORPORATE-BACKED LEASES | LONG-TERM INCOME STABILITY
Chipotle and Heartland Dental operate under corporate-backed leases, providing direct credit exposure to two nationally recognized brands with a 10-year WALT and aligned renewal options.

PLACER.AI-VALIDATED TRADE AREA | KROGER RANKS TOP 4% NATIONWIDE
Anchored by a Kroger ranking in the top 4% nationwide for foot traffic, the property benefits from exceptional consumer demand and a proven, high-performing retail corridor.

CONTRACTUAL RENT ESCALATIONS | BUILT-IN INCOME GROWTH
Leases feature 10% rent increases in Year 6 and every five years thereafter, providing contractual income growth and long-term inflation protection.

18,200 AADT OGEECHEE ROAD | PREMIER RETAIL CORRIDOR
Full access and frontage onto Ogeechee Rd with 18,200 vehicles per day, the property offers excellent visibility within a growing retail corridor between Pooler and Richmond Hill.

AFFLUENT DEMOGRAPHICS | GROWING SAVANNAH MSA
The property serves nearly 30,000 residents within three miles earning $117,609 average household income and benefits from Savannah's continued population and residential growth.

RENT ROLL

TENANT	SQUARE FEET	LEASE TERM	RENT PSF	ANNUAL RENT	RENT ESCALATION	RENEWAL OPTIONS	OPTION RENT	RECOVERY TYPE
Heartland Dental (Corporate)	4,200	10 Years	$48.00	$201,600	$221,760 (10% - Year 6)	3 x 5 years 10% every 5 years	$243,936 $268,330 $295,163	- PRS TICAM - MGMT Fee (5% of Op-Ex) - 3% Non-Cumulative Cap
Chipotle (Corporate)	2,411	10 Years	$48.28	$116,400	$128,040 (10% - Year 6)	4 x 5 year 10% every 5 years	$140,844 $154,928 $170,421 $187,463	- PRS TICAM - 5% Non-Cumulative CAM Cap
TOTALS	**6,611**			**$318,000**				

ECONOMIC SUMMARY

				RENT			REIMBURSEMENTS				
TENANT	SF	EST. START	EST. END	PSF	MONTH	YR	CAM	INS	TAXES	TOTAL RECOV	TOTAL ANNUAL
Heartland Dental	4,200	12/1/2026	12/31/2036	$48.00	$16,800	$201,600	$8,778	$7,644	$11,424	$27,846	$229,446
Chipotle	2,411	12/1/2026	12/31/2036	$48.28	$9,700	$116,400	$5,039	$4,388	$6,558	$15,985	$132,388
PROPERTY TOTAL	6,611				$26,500	$318,000	$13,817	$12,032	$17,982	$43,831	$361,834

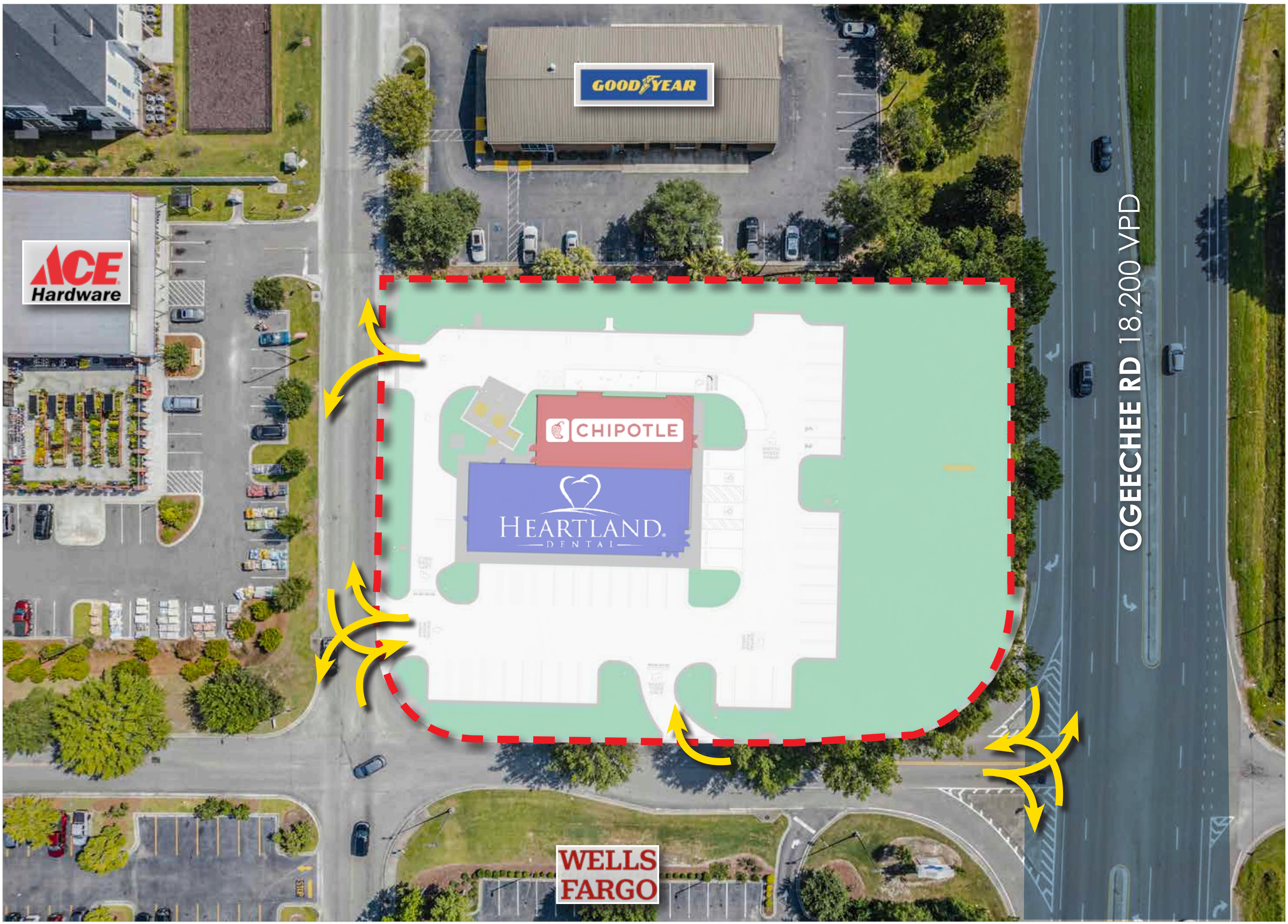
CASH FLOW

CASH FLOW	
INCOME	
Base Rent	$318,000
Expense Recovery	$43,831
Effective Gross Revenue	$361,831
EXPENSES	
CAM	$13,817
Insurance	$12,032
Property Taxes	$17,982
Total Expenses	$43,831
NET OPERATING INCOME	$318,000

UNDERWRITING ASSUMPTIONS

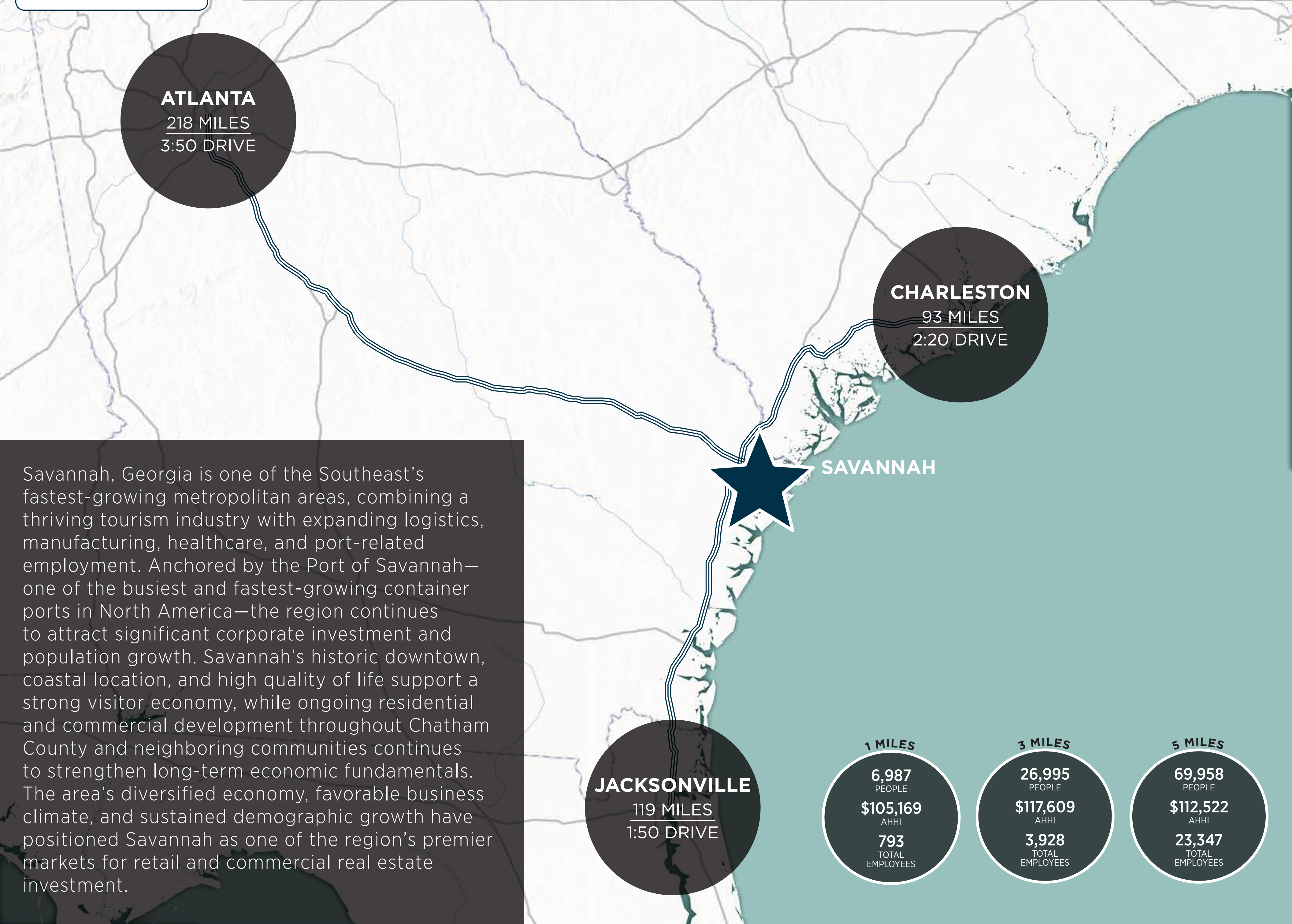
1) Expenses Fully Reimbursed
2) Operating Expenses are Estimates from Chipotle Lease

SITE PLAN


GOODYEAR
ACE Hardware
CHIPOTLE
HEARTLAND DENTAL
OGEECHEE RD 18,200 VPD
WELLS FARGO

SOUTHWEST AERIAL

LOCATION OVERVIEW



Savannah, Georgia is one of the Southeast's fastest-growing metropolitan areas, combining a thriving tourism industry with expanding logistics, manufacturing, healthcare, and port-related employment. Anchored by the Port of Savannah—one of the busiest and fastest-growing container ports in North America—the region continues to attract significant corporate investment and population growth. Savannah's historic downtown, coastal location, and high quality of life support a strong visitor economy, while ongoing residential and commercial development throughout Chatham County and neighboring communities continues to strengthen long-term economic fundamentals. The area's diversified economy, favorable business climate, and sustained demographic growth have positioned Savannah as one of the region's premier markets for retail and commercial real estate investment.

	1 MILES	3 MILES	5 MILES
PEOPLE	6,987	26,995	69,958
AHHI	$105,169	$117,609	$112,522
TOTAL EMPLOYEES	793	3,928	23,347

TENANT OVERVIEWS

Heartland Dental is the largest dental support organization (DSO) in the United States, supporting more than 1,900 affiliated dental offices across 39 states. Founded in 1997, the company supports over 3,000 dentists and more than 20,000 team members nationwide. Headquartered in Effingham, Illinois, Heartland Dental provides a comprehensive suite of non-clinical administrative services, continuing education, leadership development, and operational support, allowing its affiliated dentists to focus on delivering high-quality patient care. The company partners with dentists across a broad range of general and specialty dental services and is majority owned by KKR, one of the world's leading global investment firms, providing substantial financial backing and long-term stability.

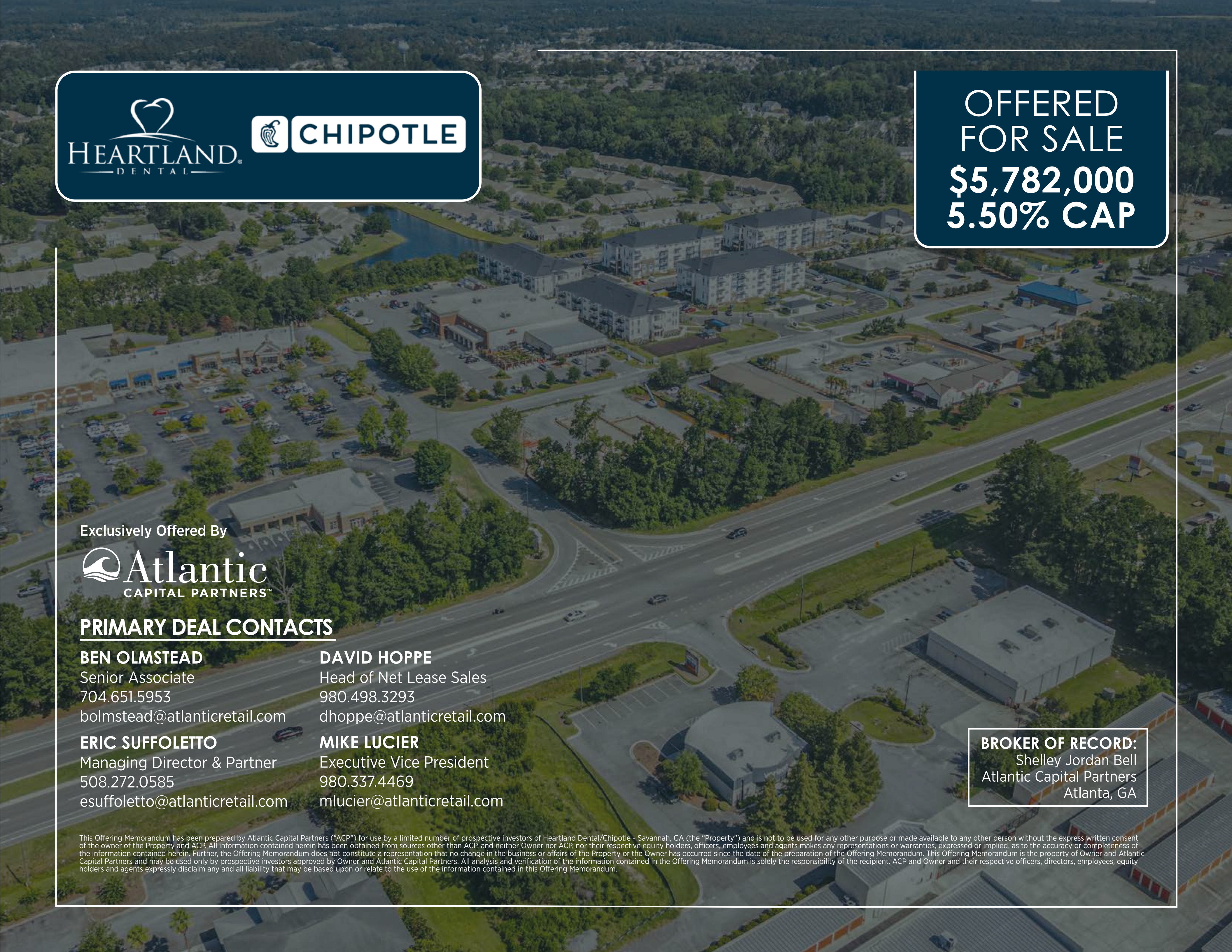
KEY TENANT STATISTICS

- Largest dental support organization (DSO) in the United States
- Supports 1,900+ affiliated dental offices across 39 states
- Supports more than 3,000 dentists and 20,000+ team members
- Serves millions of patient visits annually through a nationwide network
- Backed by global investment firm KKR & Co.
- Founded in 1997 and headquartered in Effingham, IL

Chipotle opened its first restaurant in 1993 with a simple idea: demonstrate that food served quickly didn't have to be a traditional "fast-food" experience. The company emphasizes high-quality ingredients, classic cooking methods, and distinctive restaurant design—features more commonly associated with full-service dining. More than 30 years later, Chipotle has grown to over 3,900 restaurants across the United States and internationally, helping pioneer the fast-casual segment, now one of the fastest-growing categories in the restaurant industry. Today, the brand serves more than one million customers each day while continuing to deliver premium-quality food with the speed, convenience, and consistency consumers expect from a modern restaurant concept.

KEY TENANT STATISTICS

- One of the largest fast-casual restaurant brands in the United States
- Operates 3,900+ restaurants across the U.S., Canada, Europe, and the Middle East
- Serves more than 1 million customers every day
- Employs over 130,000 team members worldwide
- Founded in 1993 and headquartered in Newport Beach, CA
- NYSE-listed (CMG) with approximately $11.3+ billion in annual revenue



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Exclusively Offered By

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