HEARTLAND
DENTAL

Affluent Trade Area -
1-Mile AHHI exceeds $200K

14407 FL-64
Bradenton, FL

OFFERED FOR SALE
$3,820,000 | 5.25% CAP

Atlantic
CAPITAL PARTNERS

CONFIDENTIAL
OFFERING MEMORANDUM

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Heartland Dental in Bradenton, FL. The Premises is leased to Heartland Dental for a twelve year initial term with four(4) five(5) extensions remaining. The Asset was recently constructed to fit the tenants specifications. The site is located in the rapidly expanding Bradenton-Lakewood Ranch community.

12-YR LEASE

EXTREMELY STRONG DEMOGRAPHICS

HIGH GROWTH MARKET

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	$200,550
Rent Escalation	6-10	$220,605
Rent Escalation	11-12	$242,666
1st Option Term	13-17	$266,932
2nd Option Term	18-22	$293,625
3rd Option Term	23-27	$322,988
4th Option Term	28-32	$355,287

NOI	$200,550
CAP	5.25%
PRICE	$3,820,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	14407 FL-64, Bradenton, FL 34212
Building Size (GLA)	4,260 SF
Land Size	1.11 Acres
Year Built/Renovated	2025
Signator/Guarantor	Heartland Dental (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	8/27/2025
Lease Expiration Date	8/31/2037
Remaining Term	12 Years
Rent Escalations	10% Every 5 Years and in Options
Current Annual Rent	$200,550

84,601 PEOPLE IN 5 MILE RADIUS

$203,468 AHHI IN 1 MILE RADIUS

35,000 VPD ON FL-64

INVESTMENT HIGHLIGHTS

ABS. NNN LEASE STRUCTURE

One of the first Abs. NNN Heartland Dental lease formats | Zero landlord Responsibilities | 12 Year lease with four (4) five (5) year extensions | 10% Rental Increases every 5 years and in extensions

LARGEST DENTAL ORGANIZATION GUARANTY

Heartland Dental is the largest dental support organization in the United States | Over 1,800 Locations | 2024 Total Revenue was over $3B

HIGH GROWTH & INCOME TRADE AREA

Over 524 apartment units have delivered in the past 3 years, with another 320 under construction | Average household income within a 1 mile radius exceeds $200K | Affluent demographics drive strong patient bases for Heartland Dental with more than 80K people within a 5-mile radius

NEW CONSTRUCTION IN A HIGH TRAFFICKED CORRIDOR

The building has recently been built to the tenant's newest prototype | Site is positioned off of busy SR 64 E (35K VPD)

RAPIDLY EXPANDING MARKET

Bradenton-Lakewood Ranch area ranked among the top 5 fastest-growing master-planned communities in the U.S. | Population growth exceeds 3% annually | Expanding residential base drives continued healthcare demand

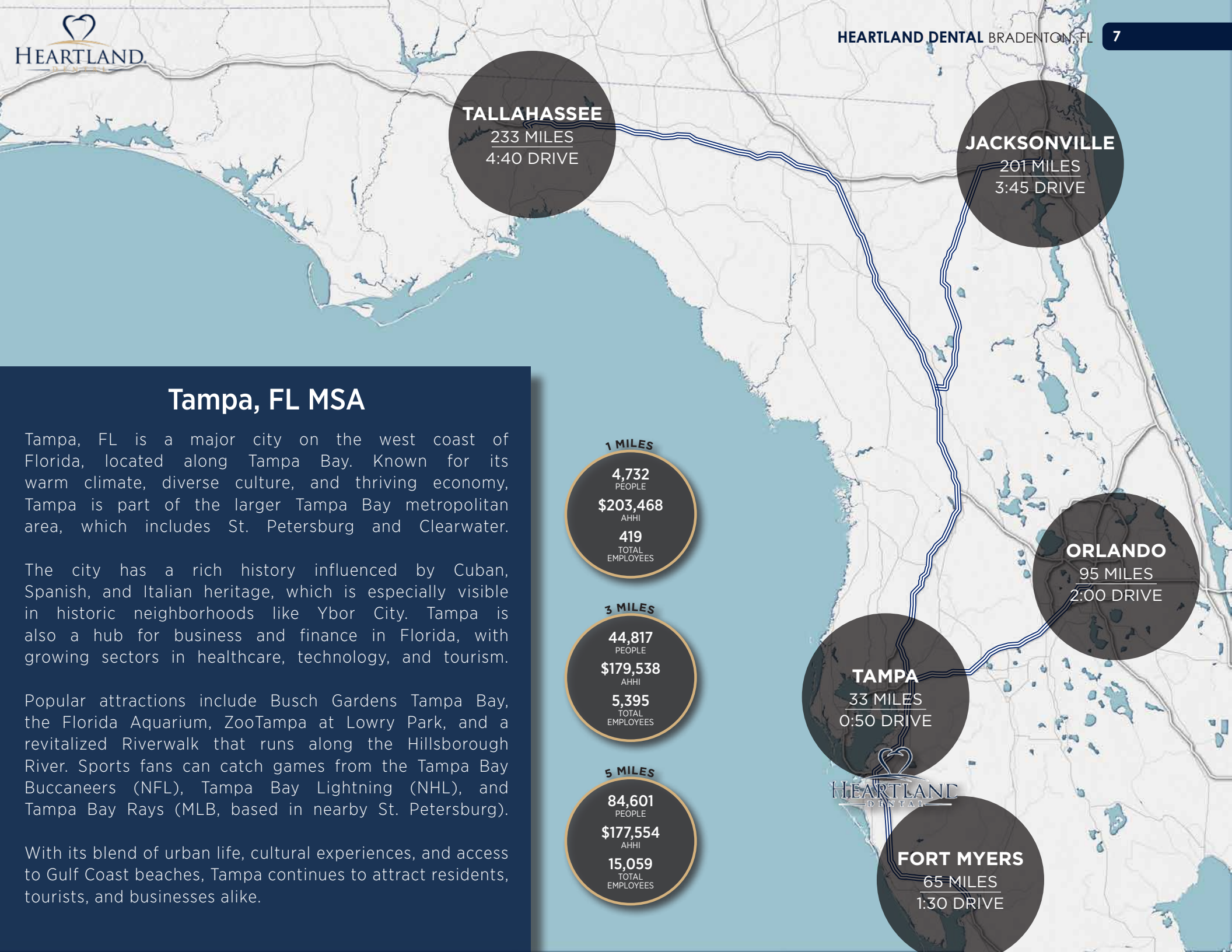
TOURISM IN HIGH GROWTH ST. PETERSBURG MSA

Tampa–St. Petersburg–Clearwater welcomed 26M+ visitors in 2023 | Sarasota–Bradenton region adds another 3.5M annual visitors | Combined tourism spend exceeds $7B annually | Creates powerful tailwinds for retail, QSR, and healthcare demand

7-ELEVEN
HEARTLAND DENTAL
EXPRESS OIL CHANGE
10 MINUTE SERVICE
FL-64 (35,000 VPD)

Florida DOT Operations
Oasis at Mantee River
292 Apartments
Culver's
PANDA EXPRESS
FIFTH THIRD BANK
MOD
Publix
Wendy's
EXPRESS OIL CHANGE
10 MINUTE SERVICE
HEARTLAND DENTAL
7-ELEVEN
FL-64 (35,000 VPD)
Lorraine Rd (9,800 VPD)

Alton LakeHouse
350 Apartments
NSA STORAGE
Marlowe Lake Mantee
232 Apartments
U-HAUL
Lorraine Rd (9,800 VPD)
FL-64 (35,000 VPD)
7-ELEVEN
EXPRESS OIL CHANGE
10 MINUTE SERVICE
HEARTLAND DENTAL



Tampa, FL MSA

Tampa, FL is a major city on the west coast of Florida, located along Tampa Bay. Known for its warm climate, diverse culture, and thriving economy, Tampa is part of the larger Tampa Bay metropolitan area, which includes St. Petersburg and Clearwater.

The city has a rich history influenced by Cuban, Spanish, and Italian heritage, which is especially visible in historic neighborhoods like Ybor City. Tampa is also a hub for business and finance in Florida, with growing sectors in healthcare, technology, and tourism.

Popular attractions include Busch Gardens Tampa Bay, the Florida Aquarium, ZooTampa at Lowry Park, and a revitalized Riverwalk that runs along the Hillsborough River. Sports fans can catch games from the Tampa Bay Buccaneers (NFL), Tampa Bay Lightning (NHL), and Tampa Bay Rays (MLB, based in nearby St. Petersburg).

With its blend of urban life, cultural experiences, and access to Gulf Coast beaches, Tampa continues to attract residents, tourists, and businesses alike.

1 MILES

4,732
PEOPLE

$203,468
AHHI

419
TOTAL EMPLOYEES

3 MILES

44,817
PEOPLE

$179,538
AHHI

5,395
TOTAL EMPLOYEES

5 MILES

84,601
PEOPLE

$177,554
AHHI

15,059
TOTAL EMPLOYEES

TENANT OVERVIEW

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.

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

Corporate HQ

HEARTLAND DENTAL

14407 FL-64
Bradenton, FL

OFFERED FOR SALE
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Exclusively Offered By

Atlantic CAPITAL PARTNERS™

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