



12071 Clayton Blvd, Clayton, NC  
(Raleigh MSA)



**OFFERED FOR SALE**  
\$5,024,000 | 5.90% CAP



CONFIDENTIAL OFFERING MEMORANDUM



## Executive Summary

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a 6,259 SF two-tenant retail building located at 12071 Clayton Blvd, Clayton, NC. The asset is 100% leased to Heartland Dental and TD Bank under NNN leases featuring 10% rental increases every 5 years. Positioned on 1.28 acres along a main retail corridor in the Raleigh MSA, the property offers strong visibility, high traffic counts, and a 10-year WALT providing secure, long-term income.

### ASSET SNAPSHOT

Address	12071 Clayton Blvd, Clayton, NC 27520
Building Size (GLA)	6,259 SF
Land Size	1.28 Acres
Year Built/Renovated	2025
Tenants	Heartland Dental, TD Bank
Lease Type(s)	NNN
WALT	10 Years
Rental Increases	10% Every 5 Years and In Options
Occupancy	100%
Current NOI	\$296,400







### ATTRACTIVE LEASE FUNDAMENTALS & REASONABLE RENTAL RATES

Each Tenant has signed a new 10 year Lease and both are corporate guarantees | Both leases have at least 3 x 5 year extensions left while TD Bank has 4 x 5 Year extensions | Each lease provides 10% rent increases every 5 years in base term and option periods providing a strong inflation hedge | The market rents in Clayton have continued to climb higher year over year; therefore, the current rents for the two tenants are at and below market rents in the surrounding area, which provides future upside at the property



### STRONG CREDIT TENANTS

Heartland Dental operates over 1,800 locations | TD Bank operates over 1,170 locations with an S&P credit rating of A+ | Combined tenancy offers strong credit fundamentals and low risk of default



### DENSE RETAIL NODE

Over 726K SF of retail space within a 1-mile radius with a vacancy rate below 3% | Surrounded by national retailers including Lowe's Foods, Walmart Supercenter, and Cato Fashions | High-traffic corridor along U.S. Highway 70



### NEARBY ECONOMIC DRIVERS WITH CONTINUOUS INVESTMENT

Clayton and the Raleigh MSA Rank #1 in the U.S. for Business Climate (Site-Selection 2024) | Major Employers Include Novo Nordisk, Grifols, and Caterpillar | Continuous Corporate and Residential Investment Driving Long-Term Market Stability



### RALEIGH-DURHAM, NC MSA

Raleigh, NC is ranked #3 in 2023 for Best Residential Markets (Rocket Mortgage) | Raleigh forecasts a 44% job growth over the next 10 years (3.0% growth from 2021 to 2022) | Raleigh was ranked #3 in Best Places to Live for 2023-2024 (U.S. News)



### NEW CONSTRUCTION

This multi-tenant property is built with both tenants new formats | Warranties will be assigned to new owner | TD Bank benefits from a dual drive-thru





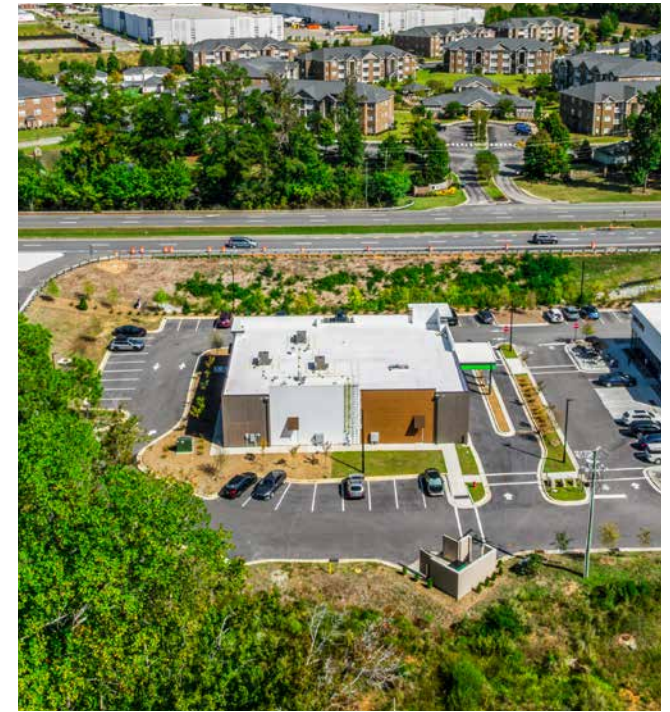














TENANT	SF	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	ESCALATION DATE	ESCALATIONS	EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS	OPTION RENT
Heartland Dental	3,507	6/1/2025	5/31/2035	\$46.19	\$162,000	6/1/2030	\$50.81 (10% x 5 Years)	- PRS TICAM - 3% Non-Cumulative Controllable CAM CAP - 5% MGMT Fee	(3) 5 Year Options Option 1 Option 2 Option 3	\$196,020 \$215,622 \$237,184
TD Bank	2,752	11/10/2025	10/31/2035	\$48.84	\$134,400	6/1/2030	\$53.72 (10% x 5 Years)	- PRS TICAM - 3% Non-Cumulative Controllable CAM CAP - 5% MGMT Fee	(4) 5 Year Options Option 1 Option 2 Option 3 Option 4	\$162,624 \$178,886 \$196,775 \$216,453



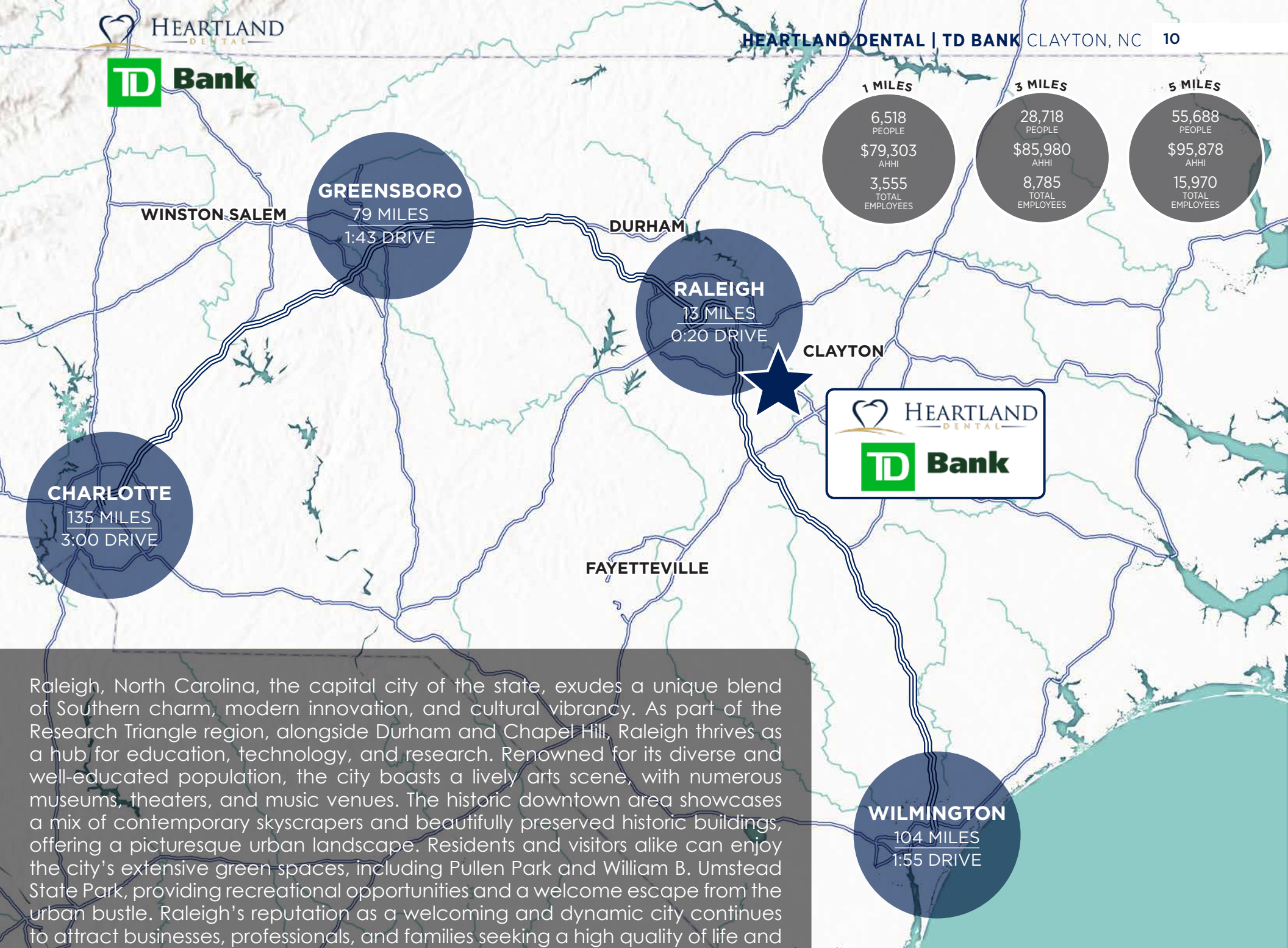




After launching international ventures and surviving the Great Depression and WWII, The Bank of Toronto & The Dominion Bank merged in 1954 to become The Toronto Dominion Bank. Through several acquisitions, TD Bank expanded its services and footprint across the world. After acquiring Commerce Bancorp in 2008, TD Bank became the seventh largest bank in North America by branch network. TD Bank has over 27 million customers and serves its customers through Canadian retail, US retail, and wholesale banking services. It currently has CND \$1.9 Trillion in assets and trades on the Toronto and New York Stock exchanges. They have greatly expanded their reach in the 21st century through creating an easy online and mobile banking platform that specifically services over 15 million customers

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.





Raleigh, North Carolina, the capital city of the state, exudes a unique blend of Southern charm, modern innovation, and cultural vibrancy. As part of the Research Triangle region, alongside Durham and Chapel Hill, Raleigh thrives as a hub for education, technology, and research. Renowned for its diverse and well-educated population, the city boasts a lively arts scene, with numerous museums, theaters, and music venues. The historic downtown area showcases a mix of contemporary skyscrapers and beautifully preserved historic buildings, offering a picturesque urban landscape. Residents and visitors alike can enjoy the city's extensive green spaces, including Pullen Park and William B. Umstead State Park, providing recreational opportunities and a welcome escape from the urban bustle. Raleigh's reputation as a welcoming and dynamic city continues to attract businesses, professionals, and families seeking a high quality of life and





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Exclusively Offered By



## PRIMARY DEAL CONTACTS

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