HEARTLAND
DENTAL

950 HIGH STREET | WADSWORTH, OH

OFFERED
FOR SALE
$2,056,000
7.50% CAP

Atlantic
CAPITAL PARTNERS™

CONFIDENTIAL OFFERING MEMORANDUM

HEARTLAND
DENTAL

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Heartland Dental, a 4,903-square-foot net leased medical asset located at 950 High Street in Wadsworth, Ohio. The property is leased to Heartland Dental, LLC, the nation's largest dental support organization, under a corporate-guaranteed NN lease with approximately 4.2 years of remaining primary term. The lease features attractive 10% rental increases every five years throughout the renewal options, providing investors with contractual income growth and long-term cash flow visibility.

Constructed in 1974 as a purpose-built dental facility, the property occupies a highly visible position along High Street (State Route 94), Wadsworth's primary commercial corridor, which carries approximately 26,600 vehicles per day. The asset benefits from strong surrounding retail fundamentals, including nearby Walmart Supercenter, Aldi, Starbucks, McDonald's, Wendy's, Home Depot, and numerous national retailers that drive consistent consumer traffic to the corridor.

Located approximately 12 miles southwest of Akron and 38 miles south of Cleveland, Wadsworth is one of Northeast Ohio's most desirable suburban communities and serves as a major residential and service hub within affluent Medina County. Supported by strong household incomes, continued residential growth, and convenient access to the broader Akron-Cleveland metropolitan area, Heartland Dental offers investors the opportunity to acquire a well-located healthcare asset leased to an industry-leading operator in one of Ohio's strongest suburban markets.

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
Current Term	9/1/2025 - 8/31/2030	$154,236
1st Extension Term	9/1/2030 - 8/31/2035	$169,660
2nd Extension Term	9/1/2035 - 8/31/2040	$186,626
3rd Extension Term	9/1/2040 - 8/31/2045	$205,288
4th Extension Term	9/1/2045 - 8/31/2050	$225,817

NOI	$154,236
CAP	7.50%
PRICE	$2,056,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Signator/Guarantor	Heartland Dental LLC (Corporate)
Address	950 High Street, Wadsworth, OH 44281
Building Size (GLA)	4,903 SF
Land Size	0.79 Acres
Year Built	1974
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Lease Expiration Date	8/31/2030
Remaining Term	4.2 Years
Renewal Options	4 x 5-Years
Rental Increases (Base Term & Options)	10% Every 5-Years
NOI	$154,236

28,884 PEOPLE IN 3 MILE RADIUS

$107,158 AHHI IN 3 MILE RADIUS

26,600 VPD ON HIGH STREET

INVESTMENT HIGHLIGHTS

NATION'S LARGEST DENTAL SUPPORT ORGANIZATION

Heartland Dental supports more than 3,000 dentists across over 1,900 affiliated dental offices in 39 states and the District of Columbia, making it the largest DSO in the United States.

INDUSTRY-LEADING SCALE & MARKET POSITION

The company's extensive national footprint creates significant operating advantages, brand recognition, and access to best-in-class recruiting, technology, and administrative resources.

MEDINA COUNTY

Medina County carries a median household income of approximately $120,000 among the highest of any county in Ohio reflecting an affluent, stable residential base that supports consistent demand for dental and healthcare services.

STEADY LONG-TERM POPULATION GROWTH

Wadsworth has grown 32.8% since 2000, demonstrating steady, organic demand growth that has supported the dental practice's patient base for decades.

PURPOSE-BUILT DENTAL FACILITY

The Property was purpose-built to Heartland Dental's operational specifications, providing a facility designed specifically for the demands of a full-service dental practice and reducing near-term capital expenditure risk for an incoming investor.

NORTHEAST OHIO REGIONAL CONNECTIVITY

Wadsworth's location within Medina County provides convenient access to the greater Akron and Cleveland metropolitan areas, broadening the effective trade area and supporting a patient base that draws from multiple surrounding communities across Northeast Ohio.

SITE PLAN

NORTHEAST AERIAL

SOUTH AERIAL

PROPERTY PHOTOS

LOCATION OVERVIEW

WADSWORTH, OHIO is a highly desirable suburban community within the Akron-Canton metropolitan area, strategically located approximately 12 miles southwest of Akron and about 40 miles south of Cleveland. Situated in Medina County one of Ohio's most affluent and fastest-growing counties Wadsworth benefits from strong household incomes, excellent schools, and a steadily expanding residential base. The city's strategic location along Interstate 76 and State Route 57 provides convenient access to major employment centers throughout Northeast Ohio, supporting continued economic growth and consumer demand.

Positioned along the primary retail corridor of High Street (State Route 94), the property benefits from strong visibility and access within Wadsworth's dominant commercial trade area. The broader region is anchored by major employers including Cleveland Clinic Akron General, Goodyear Tire & Rubber Company, Summa Health, and Akron Children's Hospital. Supported by stable demographics, continued residential development, and a diversified economic base, Wadsworth remains one of the strongest retail and investment markets within the Akron-Canton region.

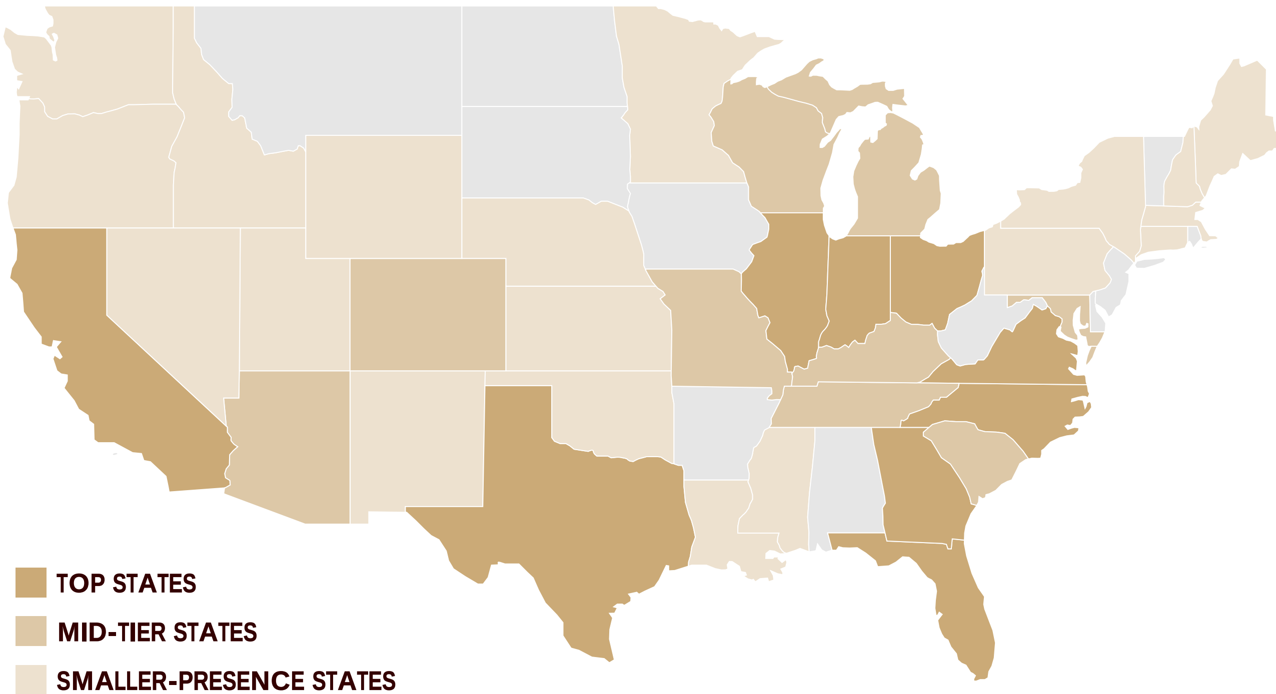
HEARTLAND DENTAL

HEARTLAND DENTAL QUICK FACTS	
Founded:	1997
Headquarters:	Effingham, IL
Ownership:	Private
Locations:	1,900+
Guaranty:	Corporate

Heartland Dental is the nation's largest dental support organization (DSO), providing comprehensive non-clinical administrative services to a network of affiliated dental practices across 39 states and the District of Columbia. Founded in 1997 by Dr. Rick Workman, the company has grown into an industry leader, supporting more than 3,000 dentists across over 1,900 locations nationwide. Heartland Dental is backed by leading institutional investors, including KKR and the Ontario Teachers' Pension Plan, reflecting the strength and scale of its platform.

Through its centralized operating model, Heartland Dental provides affiliated practices with essential business support services, including marketing, technology, human resources, accounting, and compliance, allowing providers to focus on patient care. Supported by favorable demographic trends and a highly fragmented dental industry, the company continues to expand its national footprint through new affiliations and de novo growth, reinforcing its position as the market leader in the dental services sector.

READ MORE



$4.2B
2025 REVENUE

1,900+
TOTAL LOCATIONS

39 STATES
GEOGRAPHIC FOOTPRINT

40,000+
TOTAL EMPLOYEES

S&P: B
CREDIT RATING

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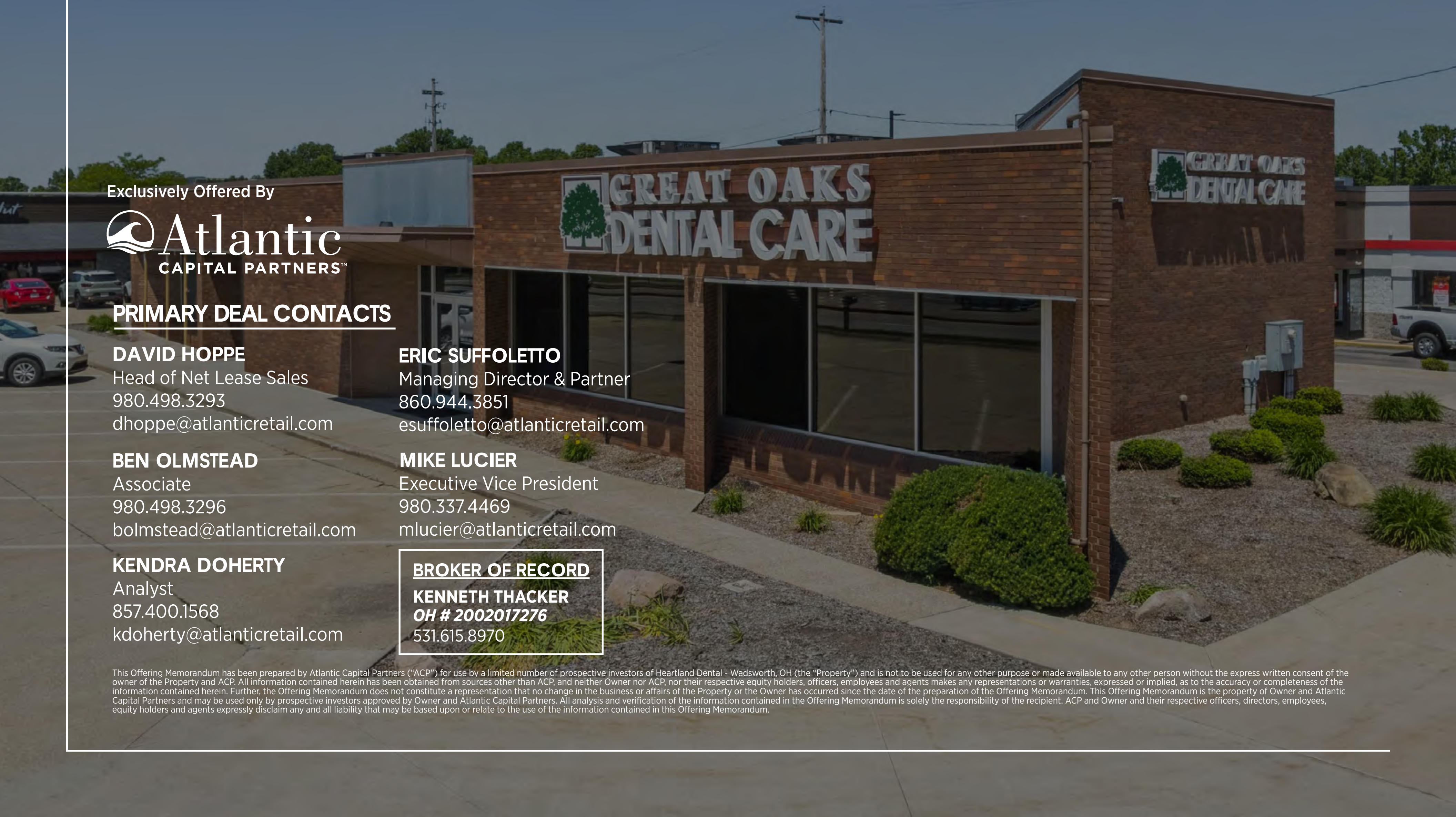
7.50% CAP



Exclusively Offered By

Atlantic CAPITAL PARTNERS™

PRIMARY DEAL CONTACTS

DAVID HOPPE
Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

BEN OLMSTEAD
Associate
980.498.3296
bolmstead@atlanticretail.com

KENDRA DOHERTY
Analyst
857.400.1568
kdoherty@atlanticretail.com

ERIC SUFFOLETTO
Managing Director & Partner
860.944.3851
esuffoletto@atlanticretail.com

MIKE LUCIER
Executive Vice President
980.337.4469
mlucier@atlanticretail.com

BROKER OF RECORD
KENNETH THACKER
OH # 2002017276
531.615.8970