



CareSpot

2320 E IRLO BRONSON HWY,
KISSIMMEE, FL
(ORLANDO, MSA)



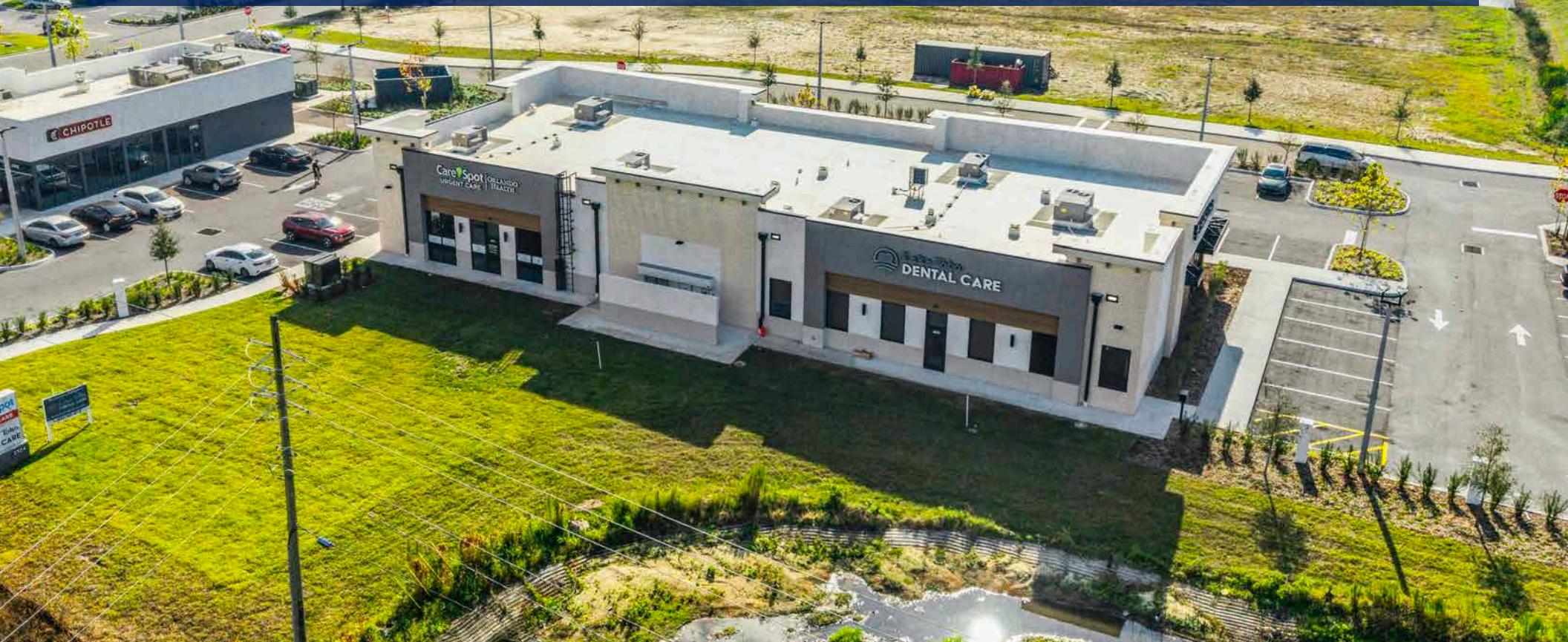
CONFIDENTIAL OFFERING MEMORANDUM

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a 8,400 SF two-tenant medical retail building located in Kissimmee, Florida. The asset is 100% leased to Heartland Dental and CareSpot Urgent Care under long-term NNN leases, each featuring multiple renewal options. Situated on 1.16 acres along one of Kissimmee's primary commercial corridors, the property benefits from strong visibility, high traffic counts, and proximity to dense residential neighborhoods and major regional demand drivers. The asset provides investors secure, predictable, and long-duration income backed by established national medical operators.

ASSET SNAPSHOT

Address	2320 E Irlo Bronson Hwy, Kissimmee, FL 34744
Building Size (GLA)	8,400 SF
Land Size	1.16 Acres
Year Built/Renovated	2025
Tenants	Heartland Dental & CareSpot
Lease Type(s)	NNN
WALT	10 Years
Rental Increases	Varies
Occupancy	100%
Current NOI	\$361,200





ATTRACTIVE LEASE FUNDAMENTALS

Each Tenant has signed a new 10 years Lease both are corporate guarantees | Heartland Dental has 4 x 5-year options at 10% while CareSpot has 2 x 5-year options at 10%



STRONG CREDIT TENANTS

Heartland Dental (1,800+ locations) | CareSpot Urgent Care (100+ locations nationwide) is backed by dual corporate guarantors — New FM Parent Corp and Orlando Health, a major Florida healthcare system with more than 23,000 employees | Combined tenancy offers strong credit fundamentals and low risk of default | Complimentary co-tenancy



LOCATED IN RETAIL DENSE STRIP AND ADJACENT TO TOP PERFORMING GROCER

Adjacent to Top Performing Publix (Top 25% Nationwide) with over 1.1M visits | More than 2.2M SF of retail space located within a 1-mile radius of the subject site with a vacancy rate of 1.5% | Nearby National Retail Tenants Include: Walmart Neighborhood Market, Home Depot, At Home, Publix Supermarket, Burlington, Ross Dress For Less, Ollie's Bargain Outlet Store, and more



NEW MEDICAL OFFICE BUILD-TO-SUIT

This dual-tenant medical property features brand-new 2025 build-to-suit construction for both operators | Heartland Dental's suite is delivered to modern clinical standards and dental-specific infrastructure | CareSpot's space is purpose-built for urgent care, with designated exam rooms, diagnostic layout compatibility, and back-of-house medical support areas



ORLANDO, FL MSA

Orlando, FL was the fastest growing large economy in Florida in 2022 | The Orlando MSA added approximately 76,000 new residents from July 2023 - July 2024 | Florida has no state income tax and in 2022 the state was ranked the fastest growing state in the US



NEARBY DISNEY PARKS AND HUNDREDS OF NEW APARTMENTS

Surrounding the site within a 1-mile radius are more than 3,900 apartments units | Over 500 apartments are set to deliver in the immediate area | The site is less than 12 miles away from Disney World, which averages over 58 million annual visitors

E Irlo Bronson Memorial Hwy (60,000 VPD)





Rent Roll

TENANT	SF	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	ESCALATION DATE	ESCALATIONS	RECOVERY TYPE	RENEWAL OPTIONS	OPTION RENT
Heartland Dental (10-Year Term)	4,200	2/11/2026	2/29/2036	\$44.00	\$184,800	3/1/2031	\$48.40 (10% Every 5-Years)	PRS TICAM	Four (4) Five (5) Year Options Option 1 Option 2 Option 3 Option 4	\$223,608 \$245,969 \$270,566 \$297,622
CareSpot (10-Year Term)	4,200	1/21/2026	1/31/2036	\$42.00	\$176,400	2/1/2031	\$43.50 (3.57% in Year 6, 10% in Options)	PRS TICAM 5% Non-Cumulative Controllable CAM Cap 10% Mgmt Fee	Two (2) Five (5) Year Options Option 1 Option 2	\$200,970 \$221,067



Economic Summary

TENANT	SF	START	END	PSF	RENT		REIMBURSEMENTS			TOTAL RECOV	TOTAL ANNUAL
					MONTH	YR	CAM	INS	TAXES		
Heartland Dental	4,200	2/11/2026	2/29/2036	\$44.00	\$15,400	\$184,800	\$18,900	\$17,220	\$17,220	\$53,340	\$238,140
CareSpot	4,200	11/21/2025	11/30/2035	\$42.00	\$14,700	\$176,400	\$18,900	\$17,220	\$17,220	\$53,340	\$229,740
PROPERTY TOTAL	8,400				\$30,100	\$361,200	\$37,800	\$34,440	\$34,440	\$106,680	\$467,880
CASH FLOW				UNDERWRITING ASSUMPTIONS							
INCOME				1) TICAM Reimbursable's are estimates - 12.70 PSF of Reimbursable CAM, Insurance and Taxes given in the HD lease for year 1. We applied that to both sites given they share the same square footage 2) Management fee is not included							
Base Rent				\$361,200							
Expense Recovery				\$106,680							
Effective Gross Revenue				\$467,880							
EXPENSES											
CAM				\$37,800							
Insurance				\$34,440							
Property Taxes				\$34,440							
Total Expenses				\$106,680							
NET OPERATING INCOME				\$361,200							




HEARTLAND DENTAL FACTS

FOUNDED:	1997
OWNERSHIP:	PRIVATE (KKR)
# OF LOCATIONS:	1,800+
HEADQUARTERS:	EFFINGHAM, IL
GUARANTY:	CORPORATE

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.


CARESPOT QUICK FACTS

FOUNDED:	2001
OWNERSHIP:	PRIVATE (ORLANDO HEALTH)
# OF LOCATIONS:	100+
HEADQUARTERS:	JACKSONVILLE, FL
GUARANTY:	CORPORATE

CareSpot Urgent Care is a leading regional urgent care and walk-in medical provider with more than 100 clinics across multiple states. Established in 2001 and headquartered in Jacksonville, FL, CareSpot offers a broad range of outpatient services including walk-in medical treatment, X-ray and diagnostic imaging, laboratory services, minor procedures, and primary care. CareSpot operates in partnership with Orlando Health, a major Florida-based healthcare system with more than 23,000 employees and a strong balance sheet. Through this partnership, CareSpot delivers streamlined access to acute care, everyday medical services, and connected follow-up care within the Orlando Health network.





CareSpot

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KISSIMMEE, FL
(ORLANDO, MSA)

Exclusively Offered By



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Atlantic Capital Partners

OFFERED FOR SALE
\$6,282,000 | 5.75% CAP

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