



HEARTLAND DENTAL

17011 Miramar Pkwy, Miramar, FL
(Miami MSA)

**OFFERED
FOR SALE**

\$2,692,000 | 5.85% CAP

Miramar
Parkway DENTAL CARE

CONFIDENTIAL OFFERING MEMORANDUM



Actual Subject Property

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Heartland Dental in Miramar, FL. The Premises is leased to Heartland Dental for a ten year initial term. The Asset is located in Miramar, FL, an affluent submarket of the Miami MSA. The subject site is well positioned on an outparcel of a top performing Winn-Dixie and fronting a highly trafficked road, directly next-door to a McDonald's and Target shopping center.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	8/1/2021 - 07/31/2026	\$157,500
Rent Escalation	8/1/2026 - 07/31/2031	\$173,250
1st Extension	8/1/2031 - 07/31/2036	\$190,575
2nd Extension	8/1/2036 - 07/31/2041	\$209,633
3rd Extension	8/1/2041 - 07/31/2046	\$230,596
4th Extension	8/1/2046 - 07/31/2051	\$253,655


NOI	\$157,500
CAP	5.85%
Price	\$2,692,000


ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	17011 Miramar Pkwy, Miramar, FL 33027
Building Size (GLA)	3,531 SF
Land Size	0.6 Acres
Year Built/Renovated	2005/2021
Signator/Guarantor	Heartland Dental
Rent Type	NN
Landlord Responsibilities	Roof and Structure (New Roof 2021)
Rent Commencement Date	8/1/2021
Remaining Term	7.5 Years
Current Annual Rent	\$157,500




239,830
PEOPLE IN
5 MILE RADIUS


\$180,033
AHHI
1 MILE RADIUS


34,500
VPD ON
MIRAMAR PKWY



INVESTMENT HIGHLIGHTS



ATTRACTIVE LEASE FUNDAMENTALS

NN Lease Provides Minimal Landlord Responsibilities | Corporate Guaranty by Heartland Dental | 10% Rental Increases every 5 years, including option periods



CORPORATE GUARANTEE FROM CREDIT WORTHY TENANT

Heartland Dental is the largest dental support organization in the United States | Over 1,700 Locations | 2022 Total Revenue was \$2.8B



RECENTLY RENOVATED BUILDING

The Building was recently renovated to suit the Tenant's needs



LOCATED IN HIGHLY AFFLUENT AND DENSE MIAMI SUBURB

AHHI in a 1-mile radius exceeds \$180K | Over 13K people live in a 1-mile radius



HIGH VISIBILITY IN A RETAIL NODE WITH CROSS ACCESS TO TARGET CENTER

Over 34K cars drive Miramar Pkwy a day | Out parcel to top performing Winn Dixie, top 74th percentile national with over 453K visits annually | Over 543K SF of retail space located in a mile radius with a 0% vacancy rate | Cross access to a Target anchored center that drives nearly 1.5M visitors per year



NEARBY MAJOR MARKET DRIVERS

Less than a mile to Everglades High School (2,040 students), Glades Middle School (1,163 students), and Dolphin Bay Elementary School (584 students) | Approximately 1.2 miles to Memorial Hospital Miramar (178 Beds)

Winn/Dixie

Source
Jiu Jitsu Club

HEARTLAND
DENTAL



SW 172ND AVE (10,700 VPD)

MIRAMAR PKWY (34,500 VPD)





Publix

196,645 VPD



Miramar Regional Park

CVS



Dolphin Bay Elementary
584 Students



Mobil

SALLY BEAUTY



Winn-Dixie



SUBWAY

Source Jiu Jitsu Club

MIRAMAR PKWY (134,500 VPD)

SW 172ND AVE (10,700 VPD)

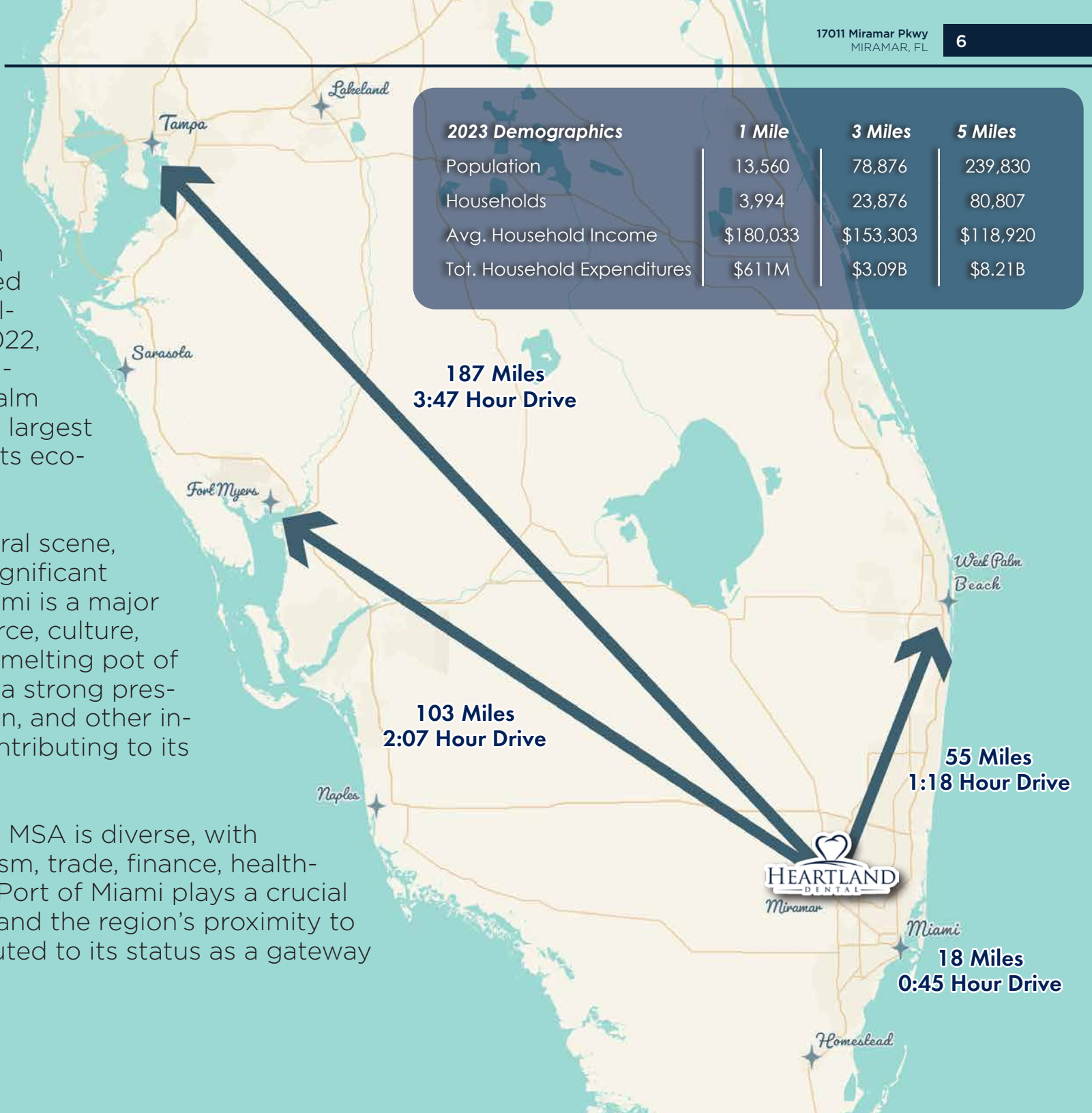


The Miami Metropolitan Statistical Area (MSA) is a dynamic and culturally diverse region located in southeastern Florida, United States. As of my last knowledge update in January 2022, the Miami MSA includes Miami-Dade, Broward, and Palm Beach counties. Miami, the largest city in the MSA, serves as its economic and cultural hub.

Known for its vibrant cultural scene, beautiful beaches, and a significant international influence, Miami is a major center for finance, commerce, culture, and tourism. The MSA is a melting pot of diverse communities, with a strong presence of Hispanic, Caribbean, and other international populations contributing to its rich cultural tapestry.

The economy of the Miami MSA is diverse, with key sectors including tourism, trade, finance, health-care, and technology. The Port of Miami plays a crucial role in international trade, and the region's proximity to Latin America has contributed to its status as a gateway to the Americas.

2023 Demographics	1 Mile	3 Miles	5 Miles
Population	13,560	78,876	239,830
Households	3,994	23,876	80,807
Avg. Household Income	\$180,033	\$153,303	\$118,920
Tot. Household Expenditures	\$611M	\$3.09B	\$8.21B



Heartland Dental Headquarters

TENANT SUMMARY

Heartland Dental is the largest dental support organization in the United States, with over 1,700 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.



Interior Example

HEARTLAND DENTAL QUICK FACTS

Founded	1997
Ownership	Private (KKR)
Number of Locations	1,700+
Headquarters	Effingham, IL
Guaranty	Corporate



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PRIMARY DEAL CONTACTS

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Exclusively Offered By



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