



6010 SILVER FALLS RUN BRADENTON, FL

**OFFERED
FOR SALE**
\$4,117,647 | 5.10% CAP





SR-70 41,000 VPD

6010 SILVER FALLS RUN BRADENTON, FL
HEARTLAND
DENTAL

OUTBACK
STEAKHOUSE

ALDI

AutoZone

7-ELEVEN

Wendy's

CHIPOTLE
SALAD & BURRITOS

Panera
BREAD REGIONS

THE FRESH MARKET
LAIFITNESS S.
Batteries + Bulbs

CVS

Publix

afc

RESIDENCES AT THE GREEN
300 UNITS

FLORIDA CANCER SPECIALISTS
& Research Institute

EMERSON LAKES PHASE 1
46 ACRE DEVELOPMENT
LUXURY RETIREMENT COMMUNITY
4 BUILDINGS, 1,000+ UNITS



RENATA AT LAKEWOOD RANCH
502-UNIT LUXURY APARTMENTS

Emerson Lakes is a new Erickson Senior Living continuing care retirement community rising on a 46-acre campus at 6045 White Eagle Blvd in Lakewood Ranch, Florida. Designed for adults 62 and up, the gated, resort-style community has been described by Erickson as the fastest-growing priority list in the company's 42-year history, reflecting strong pent-up demand for full-service senior living in the Sarasota-Bradenton corridor.

Phase 1 brings three residence buildings - Sandhill Point, Laguna Springs, and Mangrove Run - totaling 315 homes across 25 floor plans, with the first building opening in early 2027 and the others later that year. At the center sits Coral Ridge, a 50,000-square-foot clubhouse featuring two restaurants (Water's Edge and Breeze Point), a fitness center, resort-style pool, creative arts studio, and an on-campus medical center. A fourth building, Pelican Cove, recently broke ground and will add 118 more residences by late 2028. The site is ultimately approved for up to 10 residential buildings and a second clubhouse, with full buildout expected to house several thousand residents and staff.

6010 SILVER FALLS RUN BRADENTON, FL



HEARTLAND
DENTAL

AutoZone







EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of 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 renovated to fit the tenants specifications. The site is located in the rapidly expanding Bradenton-Lakewood Ranch community.

RENT SCHEDULE	TERM	RENT	PSF RENT
Current Term	1-5	\$210,000	\$49.30
Rent Escalation	6-10	\$231,000	\$54.23
Rent Escalation	11-12	\$254,100	\$59.65
1st Extension Term	13-17	\$279,510	\$65.61
2nd Extension Term	18-22	\$307,461	\$72.17
3rd Extension Term	23-27	\$338,207	\$79.39
4th Extension Term	28-32	\$372,028	\$87.33

NOI	\$210,000
CAP RATE	5.10%
LISTING PRICE	\$4,117,647

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	6010 Silver Falls Run, Bradenton, FL 34211
Building Size (GLA)	4,260 SF
Land Size	0.73 Acres
Year Built	2026
Signatory/Guarantor	Heartland Dental (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	6/3/2026
Lease Expiration	5/31/2038
Remaining Term	12 years
Rental Increases	10% in Year 6, 10% in Year 11 and 10% Each Option
NOI	\$210,000




110,071
 PEOPLE
 IN 5 MILE RADIUS


\$179,884
 AHFI IN
 3 MILE RADIUS


30,840
 VPD ON
 SR 64 E





ATTRACTIVE LEASE FUNDAMENTALS

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.



CORPORATE GUARANTEE FROM HEARTLAND DENTAL, LLC

Heartland Dental is the largest dental support organization in the United States | Over 1,800 Locations
| 2023 Total Revenue was \$3.2B.



RECENT RENOVATION IN A HIGH TRAFFICKED CORRIDOR

The Building has recently been renovated to suit the tenant's need | Transferable warranties in place | Site is positioned off of busy SR 64 E (31K VPD).



HIGH INCOME TRADE AREA

Average household income within a 1 mile radius exceeds \$160K | Affluent demographics drive strong patient bases for Heartland Dental with more than 110K people within a 5-mile radius.



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.



TALLAHASSEE

233 MILES
4:55 DRIVE

JACKSONVILLE

201 MILES
4:05 DRIVE

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

7,756
PEOPLE
\$163,353
AHHI
2,220
TOTAL
EMPLOYEES

3 MILES

47,922
PEOPLE
\$179,884
AHHI
11,274
TOTAL
EMPLOYEES

5 MILES

110,071
PEOPLE
\$169,464
AHHI
36,769
TOTAL
EMPLOYEES

ORLANDO

95 MILES
2:05 DRIVE

TAMPA

33 MILES
0:50 DRIVE



FORT MYERS

65 MILES
1:25 DRIVE

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.

KKR

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





HEARTLAND DENTAL

6010 SILVER FALLS RUN BRADENTON, FL

**OFFERED
FOR SALE**

\$4,117,647 | 5.10% CAP

Exclusively Offered By



PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

MIKE LUCIER

Executive Vice President
980.377.4469
mlucier@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

BEN OLMSTEAD

Senior Associate
980.498.3296
bolmstead@atlanticretail.com

BOR:
Patrick Wagor
Atlantic Capital Partners
West Palm Beach, FL

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Heartland Dental - Bradenton, FL (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum.