HEARTLAND DENTAL

Katherine M. Johnson, CPA

240 BLOSSOM PARK DR | GEORGETOWN, KY

OFFERED FOR SALE
$2,041,000
7.75% CAP

Atlantic CAPITAL PARTNERS™

BANG REALTY

CONFIDENTIAL OFFERING MEMORANDUM

HEARTLAND
DENTAL
Katherine M. Johnson, CPA

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively retained to offer for sale Blossom Park Medical Center, a 100% leased multi-tenant outpatient medical and professional office asset located in Georgetown, Kentucky. The property is occupied by a complementary mix of healthcare and professional office tenants, including two Heartland Dental-supported practices, providing investors with diversified cash flow and exposure to the resilient outpatient medical sector.

Originally developed as a purpose-built medical office building, the property occupies a highly visible location immediately off Interstate 75 within one of Georgetown's primary commercial corridors. Surrounded by Walmart Supercenter, Kroger, Lowe's, ALDI, Chick-fil-A, Starbucks, and numerous additional national retailers, the asset benefits from exceptional accessibility, strong consumer traffic, and excellent regional connectivity throughout the Lexington metropolitan area.

Georgetown has emerged as one of Central Kentucky's fastest-growing communities, supported by continued residential growth and the presence of Toyota Motor Manufacturing Kentucky, the company's largest vehicle production facility globally. Combined with diversified tenancy, a strategic location, and strong long-term healthcare fundamentals, Blossom Park Medical Center offers investors the opportunity to acquire a stabilized medical office asset in one of the Lexington MSA's strongest suburban growth markets.

NOI	$158,186
CAP	7.75%
PRICE	$2,041,000

PROPERTY OVERVIEW

ADDRESS	240 Blossom Park Dr, Georgetown, KY 40324
TENANTS	Heartland Dental & Katherine M. Johnson
BUILDING SIZE (GLA)	6,240
LAND SIZE	0.78 Acres
YEAR BUILT/RENOVATED	2004
NOI	$158,186

26,733 PEOPLE IN 3 MILE RADIUS

$91,969 AHHI IN 3 MILE RADIUS

23,500 VPD ON US 62

INVESTMENT HIGHLIGHTS

DIVERSIFIED MULTI-TENANT INVESTMENT

100% leased to three complementary tenants, including two Heartland Dental-supported practices and an established professional office user, providing diversified income and reduced tenant concentration.

PURPOSE-BUILT MEDICAL OFFICE ASSET

Originally developed for outpatient healthcare use, the property features functional clinical layouts, modern construction, and infrastructure well suited for long-term medical tenancy.

HIGH-GROWTH LEXINGTON SUBMARKET

Georgetown continues to experience strong residential and commercial growth while benefiting from its position within the Lexington MSA, supporting sustained demand for healthcare and professional office services.

TOYOTA-ANCHORED EMPLOYMENT BASE

Located just minutes from Toyota Motor Manufacturing Kentucky, the world's largest Toyota manufacturing facility, employing approximately 10,000 people and supporting one of Central Kentucky's strongest employment corridors.

PREMIER RETAIL CORRIDOR

Strategically positioned just off Interstate 75 and surrounded by national retailers including Walmart Supercenter, Kroger, Lowe's, ALDI, Chick-fil-A, Starbucks, Hobby Lobby, and numerous additional shopping and dining destinations.

EXCELLENT VISIBILITY & ACCESSIBILITY

The property benefits from immediate access to Interstate 75 and frontage along Cherry Blossom Way (US-62), providing outstanding visibility, convenient access, and strong daily traffic exposure.

RENT ROLL

TENANT	SQUARE FEET	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	NEXT RENT ESCALATION DATE	ESCALATIONS	RENEWAL OPTIONS	OPTION RENT
Heartland Dental - Blossom Dental Care	2,030	8/1/2022	7/31/2032	$29.85	$60,596	8/1/2027	$30.60 2.5% Annual Increases	(4) 5-Year Options Option 1 Option 2 Option 3 Option 4 2.5% Annual Increases	– $34.62 $39.17 $44.31 $50.14
Katherine M. Johnson	2,180	1/4/2024	12/31/2027	$16.97	$36,995	1/1/2027	$17.48 3% Annual Increases	–	–
Heartland Dental - Stable Valley	2,030	8/1/2022	7/31/2032	$29.85	$60,596	8/1/2027	$30.60 2.5% Annual Increases	(4) 5-Year Options Option 1 Option 2 Option 3 Option 4 2.5% Annual Increases	– $34.62 $39.17 $44.31 $50.14
TOTAL	**6,240 SF**			**$76.67**	**$158,186**				

SOUTHWEST AERIAL

HEARTLAND
DENTAL

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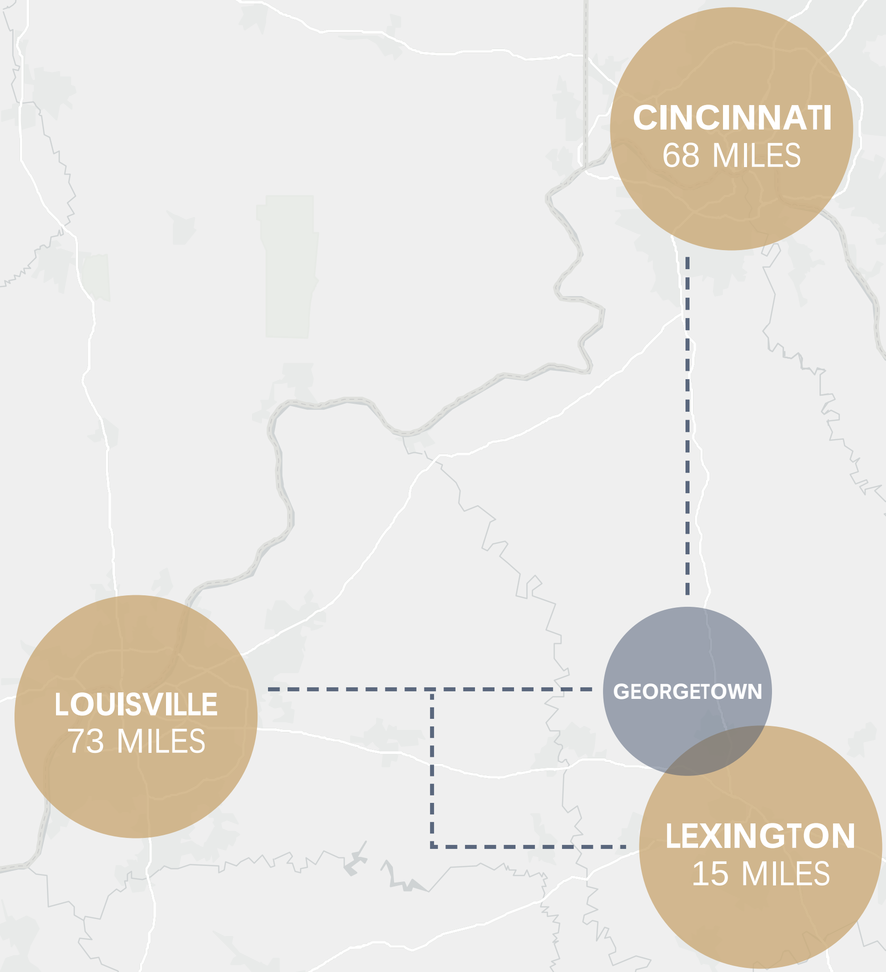
240 BLOSSOM PARK DR | GEORGETOWN, KY

1 MILE	3 MILES	5 MILES
5,851 PEOPLE	26,733 PEOPLE	44,563 PEOPLE
$117,000 AHHI	$91,969 AHHI	$97,222 AHHI

PROPERTY PHOTOS

LOCATION OVERVIEW



THE LEXINGTON-FAYETTE METROPOLITAN STATISTICAL AREA (MSA) is the second-largest metropolitan area in Kentucky and serves as the economic, educational, and healthcare hub of Central Kentucky. Anchored by the University of Kentucky, the region benefits from a diverse economy supported by advanced manufacturing, healthcare, education, logistics, technology, and professional services. The MSA has experienced steady population growth driven by strong employment opportunities, a high quality of life, and continued residential and commercial development.

Georgetown, located approximately 15 miles north of downtown Lexington, is one of the fastest-growing communities within the MSA and is home to Toyota Motor Manufacturing Kentucky (TMMK), Toyota's largest vehicle manufacturing plant in the world. The facility employs approximately 10,000 workers directly and supports thousands of additional jobs throughout the region, making Georgetown a major employment and economic driver for Central Kentucky. Combined with excellent access to Interstate 75, expanding residential neighborhoods, and a growing retail base, the Lexington MSA continues to attract businesses, residents, and investment, reinforcing its position as one of the Southeast's strongest and most stable regional economies.

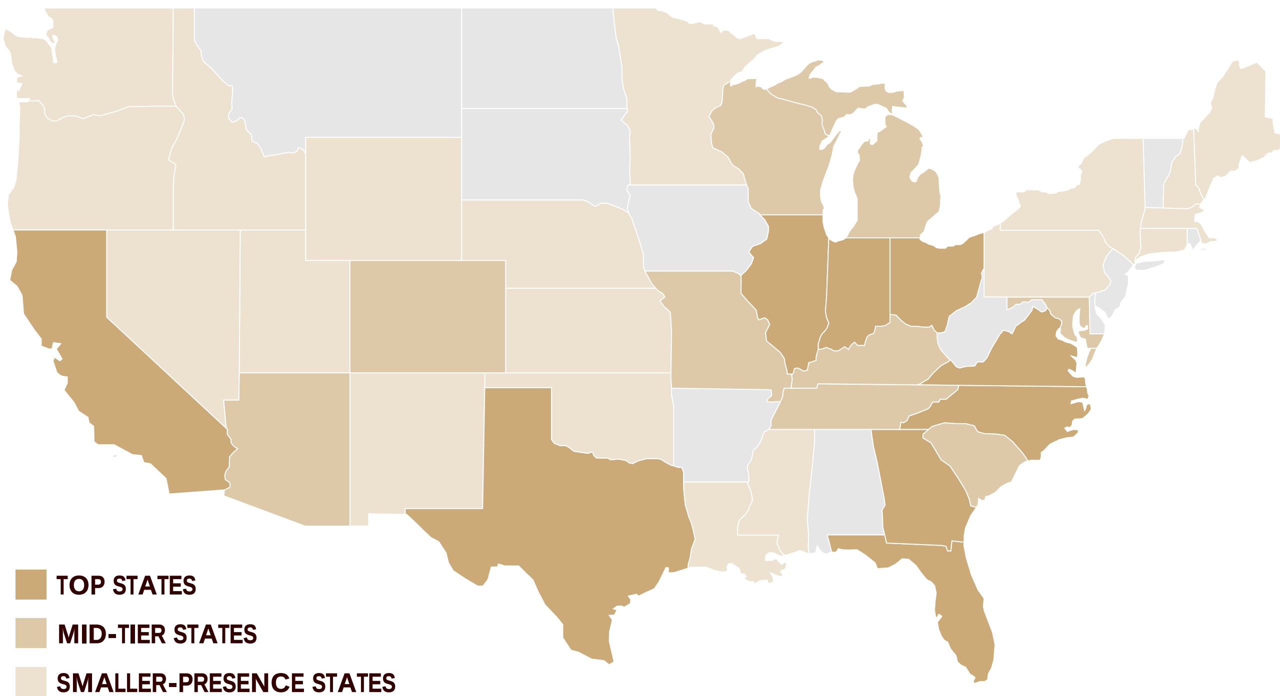
HEARTLAND DENTAL QUICK FACTS

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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7.75% CAP

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Exclusively Offered By

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