HEARTLAND DENTAL

4955 SOUTH NATIONAL AVE | SPRINGFIELD, MO

OFFERED FOR SALE
$1,626,000
7.25% CAP

Atlantic CAPITAL PARTNERS™

CONFIDENTIAL OFFERING MEMORANDUM

HEARTLAND DENTAL

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively retained to offer for sale 4955 South National Avenue in Springfield, Missouri, a purpose-built medical office property anchored by Heartland Dental, one of the nation's largest dental support organizations. The offering features 76% occupancy with a long-term healthcare tenant in place, while the remaining 1,789 SF medical office suite is currently vacant, presenting investors with an attractive value-add leasing opportunity alongside stable in-place cash flow.

Constructed in 2013, the property occupies a highly visible location along South National Avenue within one of Springfield's premier healthcare and commercial corridors. Situated just west of US-160 (South Campbell Avenue), the asset benefits from exceptional accessibility, exposure to more than 47,600 vehicles per day, and close proximity to CoxHealth, Mercy Hospital Springfield, numerous national retailers, and a wide variety of restaurants and daily-needs services.

Springfield serves as the economic and healthcare center of Southwest Missouri, supported by a diverse employment base, leading medical institutions, and continued residential growth. Combined with its strategic location and strong regional healthcare fundamentals, the property presents investors with the opportunity to acquire a well-located medical office asset featuring durable in-place tenancy and meaningful upside through the lease-up of the currently vacant 1,789 SF suite.

NOI	$117,854
CAP	7.25%
PRICE	$1,626,000

PROPERTY OVERVIEW

Address	4955 South National Ave, Springfield, MO 65810
Tenants	Heartland Dental
Building Size (GLA)	5,778
Land Size	1.01 Acres
Year Built/Renovated	2013
Occupancy:	76%
NOI	$117,854

46,535 PEOPLE IN 3 MILE RADIUS

$86,627 AHHI IN 3 MILE RADIUS

47,600VPD ON US 160

INVESTMENT HIGHLIGHTS

NATION'S LARGEST DENTAL SUPPORT ORGANIZATION

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

PURPOSE-BUILT MEDICAL FACILITY

Originally developed as a medical office building, the property features efficient clinical layouts, modern construction, and infrastructure designed to support long-term outpatient healthcare tenancy.

REGIONAL HEALTHCARE DESTINATION

Located within one of Springfield's primary healthcare corridors, surrounded by major medical providers including CoxHealth and Mercy Hospital Springfield, creating strong long-term demand for outpatient medical services.

HIGH-VISIBILITY COMMERCIAL CORRIDOR

Positioned along South National Avenue just west of US-160 (South Campbell Avenue), the property benefits from excellent visibility, convenient access, and exposure to more than 47,600 vehicles per day.

AFFLUENT & ESTABLISHED TRADE AREA

The surrounding trade area serves more than 132,000 residents within five miles, supported by above-average household incomes, steady residential growth, and a strong daytime employment base.

STRONG SPRINGFIELD MSA FUNDAMENTALS

Springfield serves as the economic, healthcare, and educational hub of Southwest Missouri, supported by a diverse employment base, major universities, and one of the region's largest concentrations of healthcare providers.

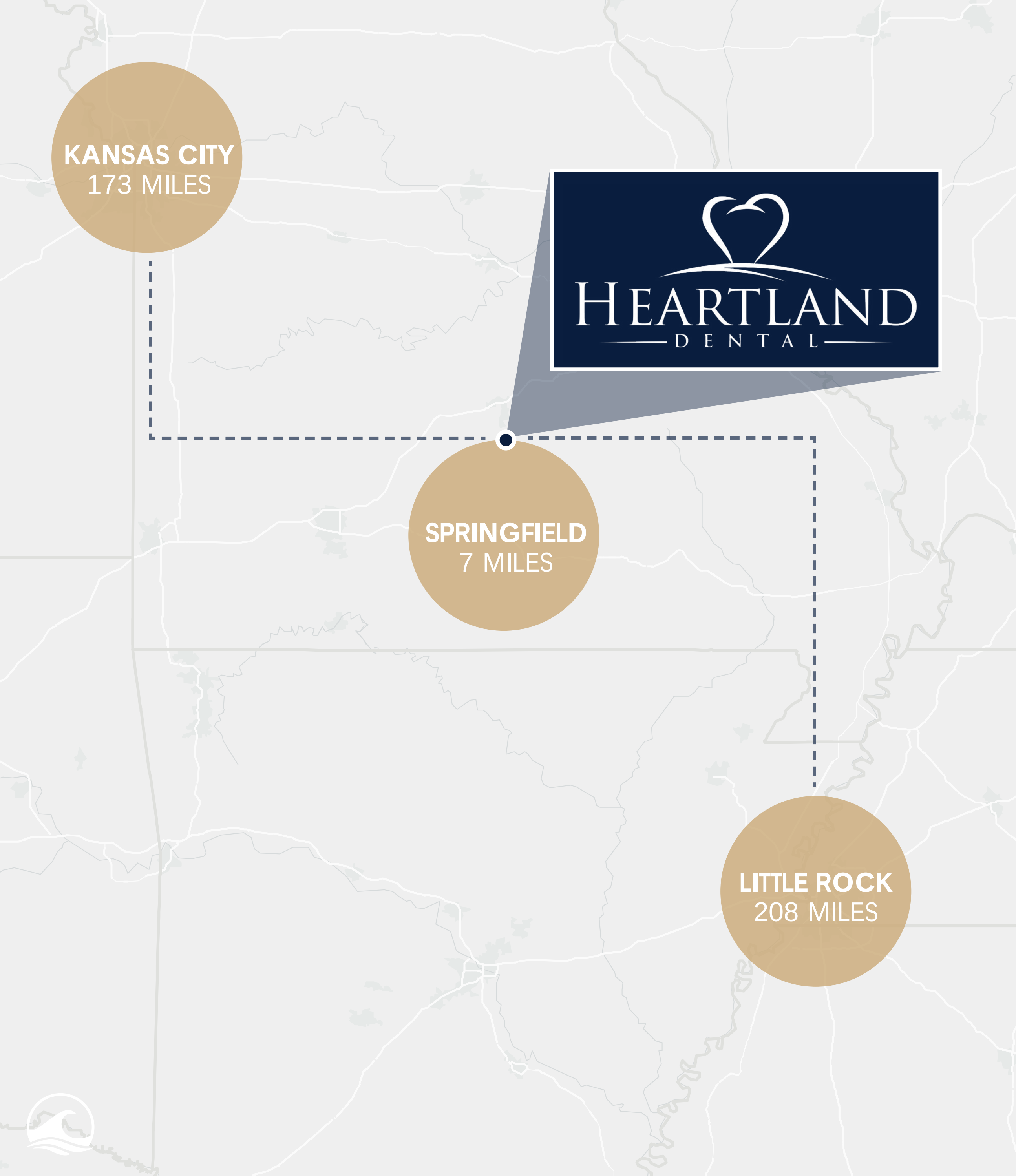
RENT ROLL & SITE PLAN

TENANT	SQUARE FEET	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	NEXT RENT ESCALATION DATE	ESCALATIONS	RENEWAL OPTIONS	OPTION RENT
Heartland Dental	3,989	8/1/2022	7/31/2032	$29.27	$117,854	8/1/2027	$30.14	(4) 5-Year Options	–
						2% Annual Increases		Option 1	$33.27
								Option 2	$36.74
								Option 3	$40.56
								Option 4	$44.78
								2% Annual Increases	
VACANT	1,789	-	-	-	-	-	-	–	–
TOTAL	5,778			**$29.27**	**$117,854**				

NORTH AERIAL

PROPERTY PHOTOS

LOCATION OVERVIEW



THE SPRINGFIELD METROPOLITAN STATISTICAL AREA (MSA) is the economic, healthcare, and educational hub of Southwest Missouri and serves a regional population extending well beyond its metropolitan boundaries. Anchored by a diversified economy including healthcare, education, advanced manufacturing, transportation, and professional services, the MSA continues to demonstrate long-term economic stability and sustained population growth.

Springfield is home to several of the region's largest employers, including CoxHealth, Mercy Hospital Springfield, Bass Pro Shops, Missouri State University, and O'Reilly Auto Parts' corporate headquarters. Together, these institutions support tens of thousands of jobs while driving continued commercial and residential investment throughout the market. Supported by a growing healthcare sector, expanding population, and strong regional accessibility, the Springfield MSA remains one of the Midwest's most attractive markets for long-term commercial real estate investment.

HEARTLAND DENTAL

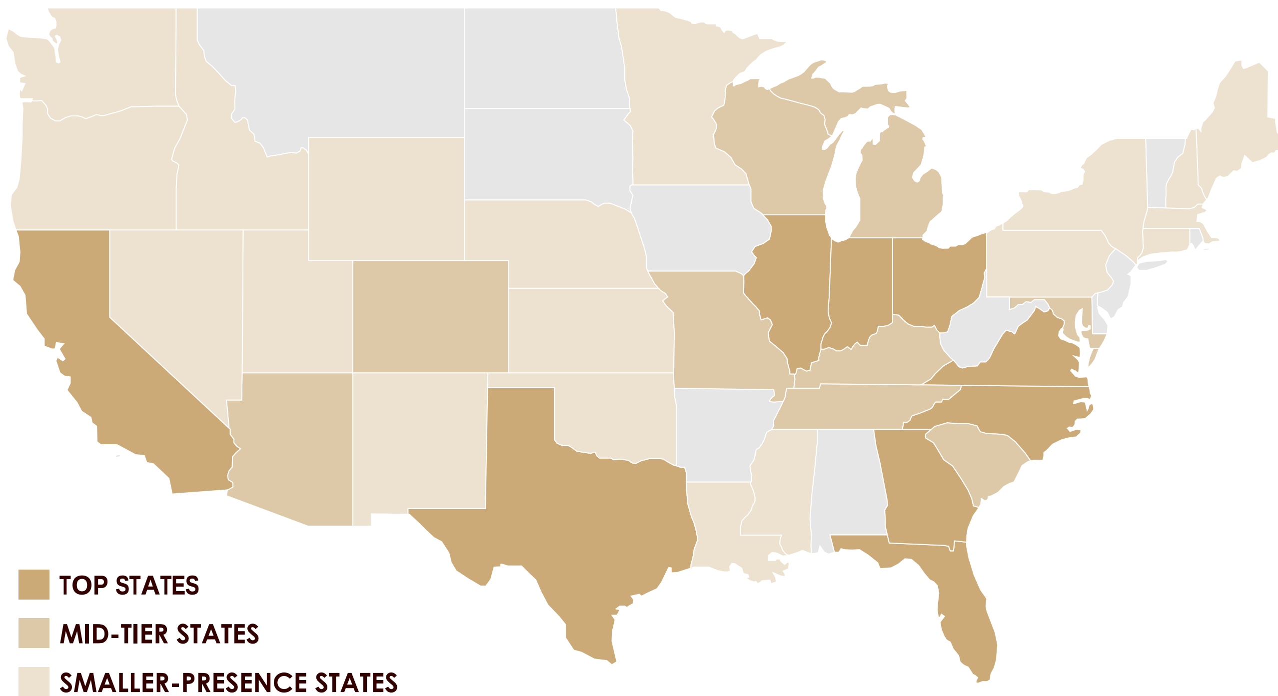
HEARTLAND DENTAL QUICK FACTS

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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7.25% CAP

Exclusively Offered By

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