

HEARTLAND DENTAL

716 32ND STREET SOUTH | BIRMINGHAM, AL

OFFERED
FOR SALE
\$1,399,000
7.25% CAP



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale a net leased Heartland Dental asset located at 716 32nd Street South in Birmingham, Alabama. The property is leased to a Heartland Dental-supported practice, the nation's largest dental support organization, providing investors with the stability of a nationally recognized operator and the long-term benefits associated with the outpatient medical sector.

Constructed as a purpose-built dental facility, the property occupies a highly visible location within Birmingham's premier medical district. Situated just off Red Mountain Expressway (US-280), which carries more than 85,300 vehicles per day, the asset benefits from exceptional regional accessibility and immediate proximity to the University of Alabama at Birmingham (UAB) campus, one of the nation's leading academic medical centers. The surrounding area is anchored by major hospitals, research institutions, medical office buildings, and complementary healthcare providers, creating a highly established healthcare corridor.

Located approximately three miles south of Downtown Birmingham, the property is supported by an affluent customer base with average household incomes exceeding \$126,000 within three miles and \$111,000 within five miles, while serving a population of more than 173,000 residents within a five-mile radius. Combined with Birmingham's diverse employment base, nationally recognized healthcare institutions, and continued investment throughout the UAB medical district, the property offers investors the opportunity to acquire a well-located healthcare asset in one of Alabama's premier medical and commercial markets.

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
Current Term	8/1/2026 - 7/31/2027	\$101,457
Rent Escalation	8/1/2027 - 7/31/2028	\$103,993
Rent Escalation	8/1/2028 - 7/31/2029	\$106,593
Rent Escalation	8/1/2029 - 7/31/2030	\$109,258
Rent Escalation	8/1/2030 - 7/31/2031	\$111,990
Rent Escalation	8/1/2031 - 7/31/2032	\$114,789
1st Extension Term	8/1/2032 - 7/31/2037	\$117,659
2nd Extension Term	8/1/2037 - 7/31/2042	\$133,121
3rd Extension Term	8/1/2042 - 7/31/2047	\$150,614
4th Extension Term	8/1/2047 - 7/31/2052	\$170,406
2.5% Annual Increases Through Extension Terms		

NOI	\$101,457
CAP	7.25%
PRICE	\$1,399,000

ASSET SNAPSHOT

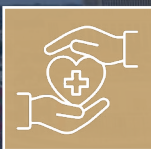
Tenant Name	Heartland Dental
Signator/Guarantor	Heartland Dental, LLC (Corporate)
Address	716 32nd Street South, Birmingham, AL 35233
Building Size (GLA)	4,700
Land Size	0.31 Acres
Year Built/Renovated	1992
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Lease Expiration Date	7/31/2032
Remaining Term	6.1 Years
Renewal Options	4 x 5-Years
Rental Increases (Base Term & Options)	2.5% Annually
NOI	\$101,457



 **70,008** PEOPLE
IN 3 MILE RADIUS

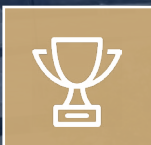
 **\$126,734** AHHI
IN 3 MILE RADIUS

 **85,300** VPD
ON US 280



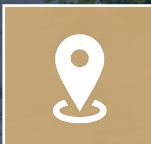
NATION'S LARGEST DENTAL SUPPORT ORGANIZATION

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



INDUSTRY-LEADING SCALE & MARKET POSITION

The company's extensive national footprint creates significant operating advantages, brand recognition, and access to best-in-class recruiting, technology, and administrative resources.



UAB-ANCHORED EMPLOYMENT HUB

The property is located adjacent to the University of Alabama at Birmingham, Alabama's largest employer and one of the nation's leading academic medical centers, supporting tens of thousands of employees, students, and patients annually.



AFFLUENT & DENSE TRADE AREA

The property serves more than 173,000 residents within a five-mile radius, with average household incomes exceeding \$126,000 within three miles, supporting long-term demand for healthcare and professional services.



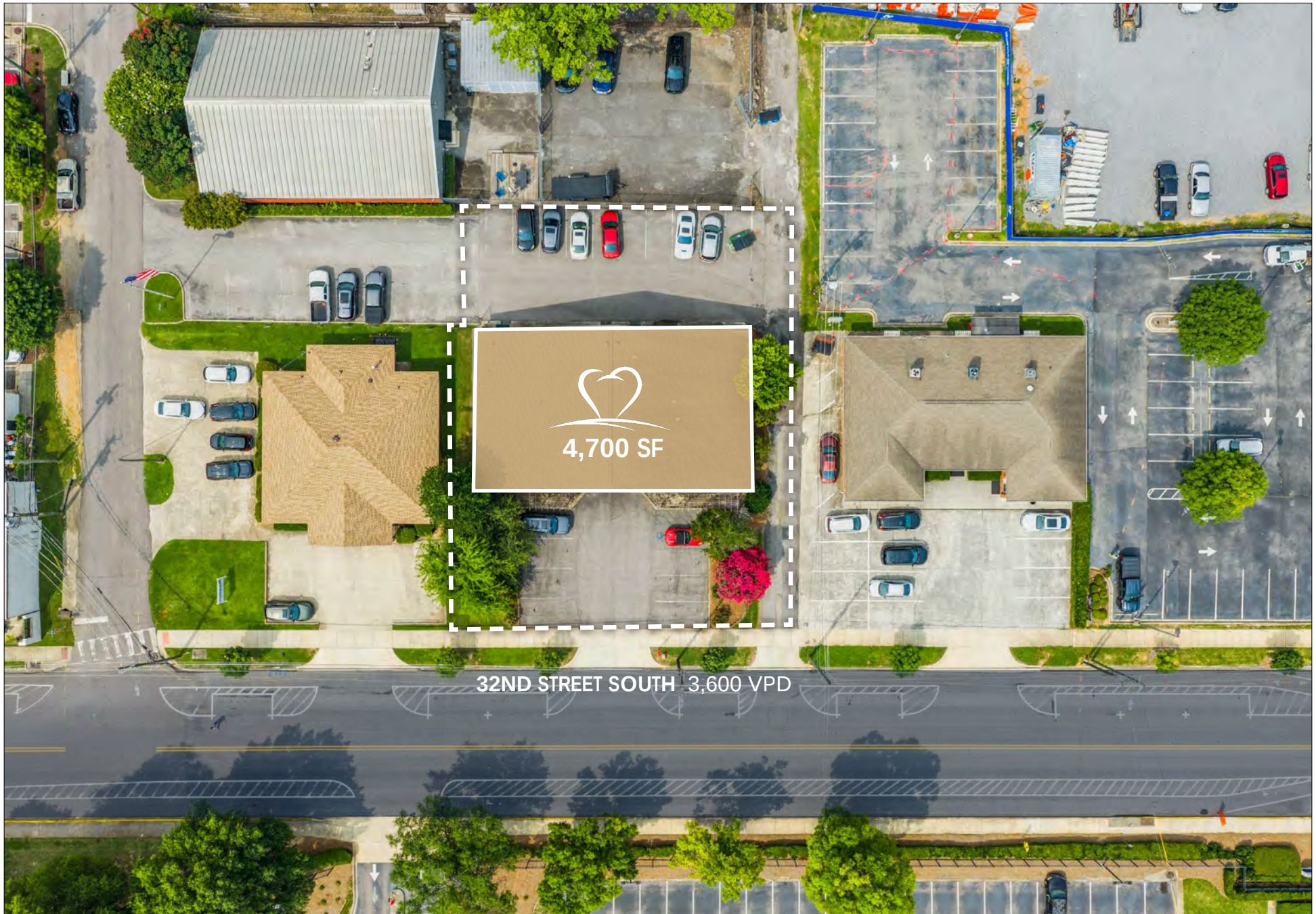
EXCEPTIONAL REGIONAL ACCESSIBILITY

Located just off Red Mountain Expressway (US-280) with exposure to more than 85,300 vehicles per day, the property offers outstanding connectivity to Downtown Birmingham and the greater metropolitan area.



PURPOSE-BUILT DENTAL FACILITY

Developed specifically for dental use, the property features an efficient clinical layout, modern construction, and a well-maintained physical plant designed to support long-term dental operations with limited near-term capital requirements.





NORTH AERIAL

HEARTLAND DENTAL BIRMINGHAM, AL

5

1 MILE

10,696
PEOPLE

\$127,432
AHHI

3 MILES

70,008
PEOPLE

\$126,734
AHHI

5 MILES

173,452
PEOPLE

\$111,893
AHHI



Wendy's

BRASFIELD
& GORRIE
GENERAL CONTRACTORS

Walgreens

280 RED MOUNTAIN EXPRESSWAY 85,300 VPD

MET ON 7TH APARTMENTS
262 UNITS

CLAIRMONT AVE SOUTH 10,600 VPD

32ND STREET SOUTH 3,600 VPD

PNC BROCK
SERVICE CENTER

HEARTLAND
DENTAL

716 32ND STREET SOUTH





BIRMINGHAM
3 MILES

ATLANTA
144 MILES

TUSCALOOSA
60 MILES

THE BIRMINGHAM-HOOVER METROPOLITAN STATISTICAL AREA (MSA)

is Alabama's largest metropolitan economy and serves as the state's primary center for healthcare, finance, higher education, and professional services. Home to more than 1.2 million residents, the MSA benefits from a highly diversified economy supported by world-class healthcare systems, banking institutions, advanced manufacturing, engineering, and technology. The region continues to experience steady economic growth driven by significant public and private investment, a highly educated workforce, and expanding business development.

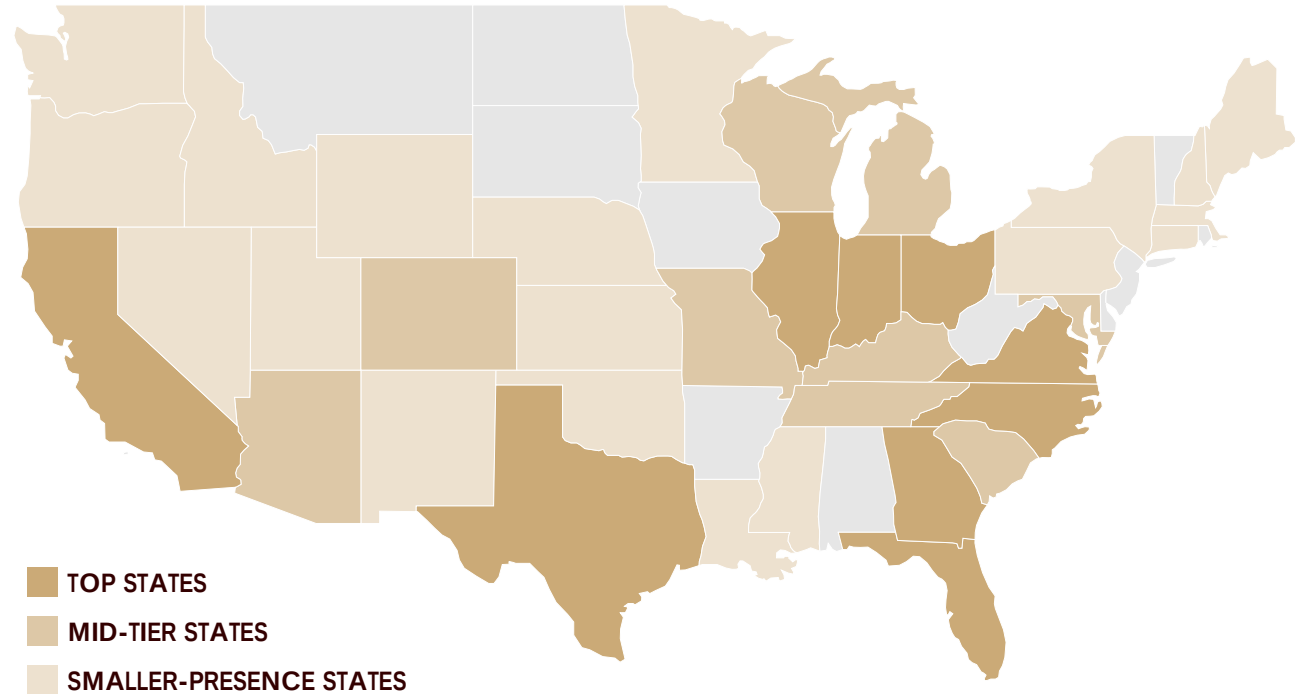
Anchoring the market is the University of Alabama at Birmingham (UAB), one of the nation's premier academic medical institutions and Alabama's largest employer. UAB, together with UAB Health System, Children's of Alabama, and Ascension St. Vincent's, has established Birmingham as one of the Southeast's leading healthcare destinations. Combined with strong transportation infrastructure, a growing innovation economy, and continued population growth, the Birmingham MSA remains one of the region's most attractive markets for long-term commercial real estate investment.

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.



\$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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Exclusively Offered By



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