



HEARTLAND
DENTAL

**OFFERED
FOR SALE**

\$4,365,000 | 5.10% CAP





THE HOME DEPOT

Pet Supermarket

Publix

ANYTIME FITNESS

AutoZone

HEARTLAND DENTAL

CIRCLE K

WELLS FARGO

BURNT STORE RD 21,000 VPD

SUNOCO

TAMIAMI TRL 31,500 VPD



Parkside
297 Apartments



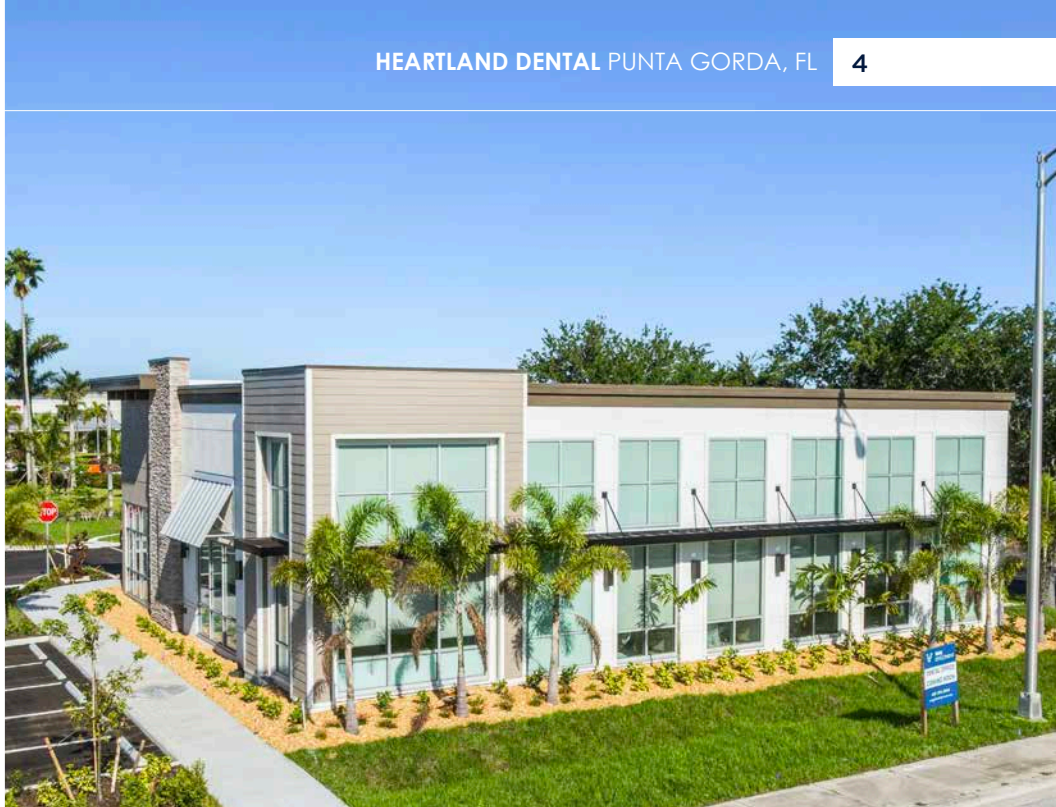
76,916 VPD

TAMIAMI TRL 31,500 VPD



BURNT STORE RD 21,000 VPD





EXECUTIVE SUMMARY

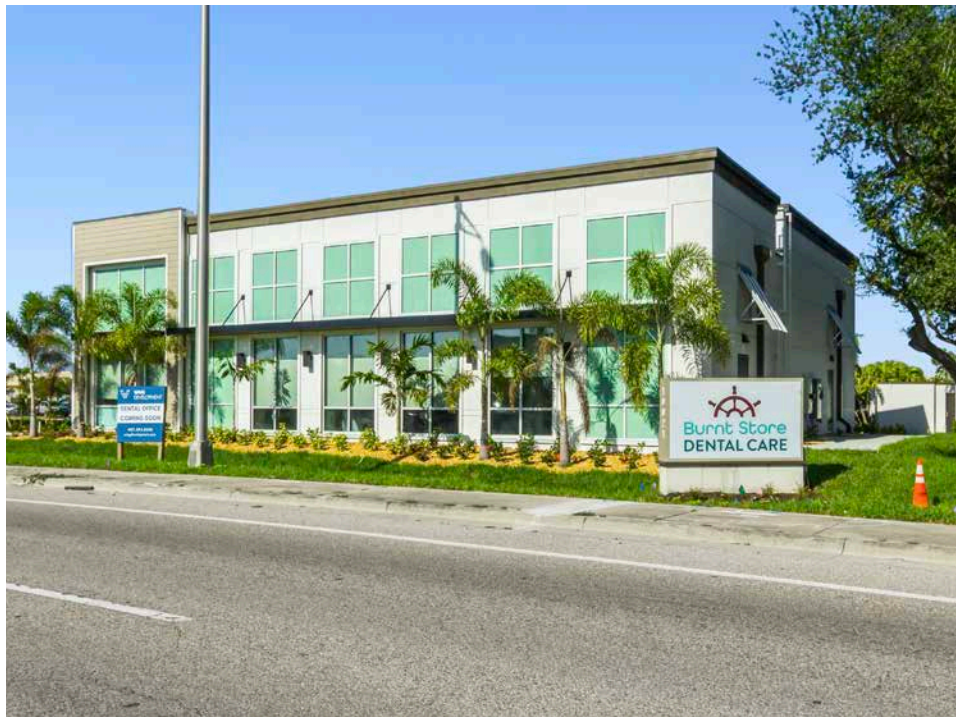
Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a brand new Heartland Dental in Punta Gorda, FL. The Premises is leased to Heartland Dental, LLC on an Absolute NNN basis for a twelve (12) year initial term with four (4) five-year (5) renewal options. The property is a purpose-built de novo construction located at the prime corner of US-41 (Tamiami Trail) and Burnt Store Road within Burnt Store Square in Charlotte County, FL. Heartland Dental is the largest dental support organization in the United States and is majority owned by KKR, providing investors with a corporate-guaranteed passive income stream in one of the fastest growing markets in Florida.

RENT SCHEDULE	TERM	RENT
Current Term	1-5	\$222,600
Rent Increase	6-10	\$244,860
Rent Increase	11-12	\$269,346
First Option Period	13-17	\$296,281
Second Option Period	18-22	\$325,909
Third Option Period	23-27	\$358,500
Fourth Option Period	28-32	\$394,349

NOI	\$222,600
CAP RATE	5.10%
LISTING PRICE	\$4,365,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	10021 Burnt Store Rd, Punta Gorda, FL 33950
Building Size (GLA)	4,260 SF
Land Size	0.723 Acres
Year Built	2026
Signatory/Guarantor	Corporate
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	6/10/2026
Lease Expiration	6/30/2038
Remaining Term	12 Years
Rental Increases	10% Every 5 Years and in Options
NOI	\$222,600




36,689
 PEOPLE
 IN 5 MILE RADIUS


\$143,188
 AHHI IN
 1 MILE RADIUS


31,500
 VPD ON
 TAMIAMI TRL





ATTRACTIVE LEASE FUNDAMENTALS

Absolute NNN providing zero landlord responsibilities | 12-Year initial lease term with four (4) five-year (5) renewal options | ~10% rental increases in Year 6, Year 11, and each renewal option | \$100,000 tenant improvement allowance provided by landlord.



CORPORATE GUARANTEE FROM HEARTLAND DENTAL, LLC

Heartland Dental is the largest dental support organization in the United States | Over 1,800 supported locations across 38 states | Majority owned by KKR, a leading global investment firm | Based in Effingham, IL with over 2,400 supported dentists and 10,000+ team members nationwide.



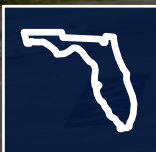
BRAND NEW CONSTRUCTION

Purpose-built, brand new construction developed specifically for Heartland Dental | ~4,260 SF freestanding building on 0.723 acres | All warranties transferable to new owner | New construction minimizes near-term capital expenditure requirements.



PRIME CORNER LOCATION — US-41 & BURNT STORE ROAD

Strategically positioned at the signalized intersection of US-41 (Tamiami Trail) and Burnt Store Road in Punta Gorda, FL | Site is part of Burnt Store Square, a major retail node in Charlotte County | US-41 is the primary commercial corridor serving Punta Gorda and surrounding communities.



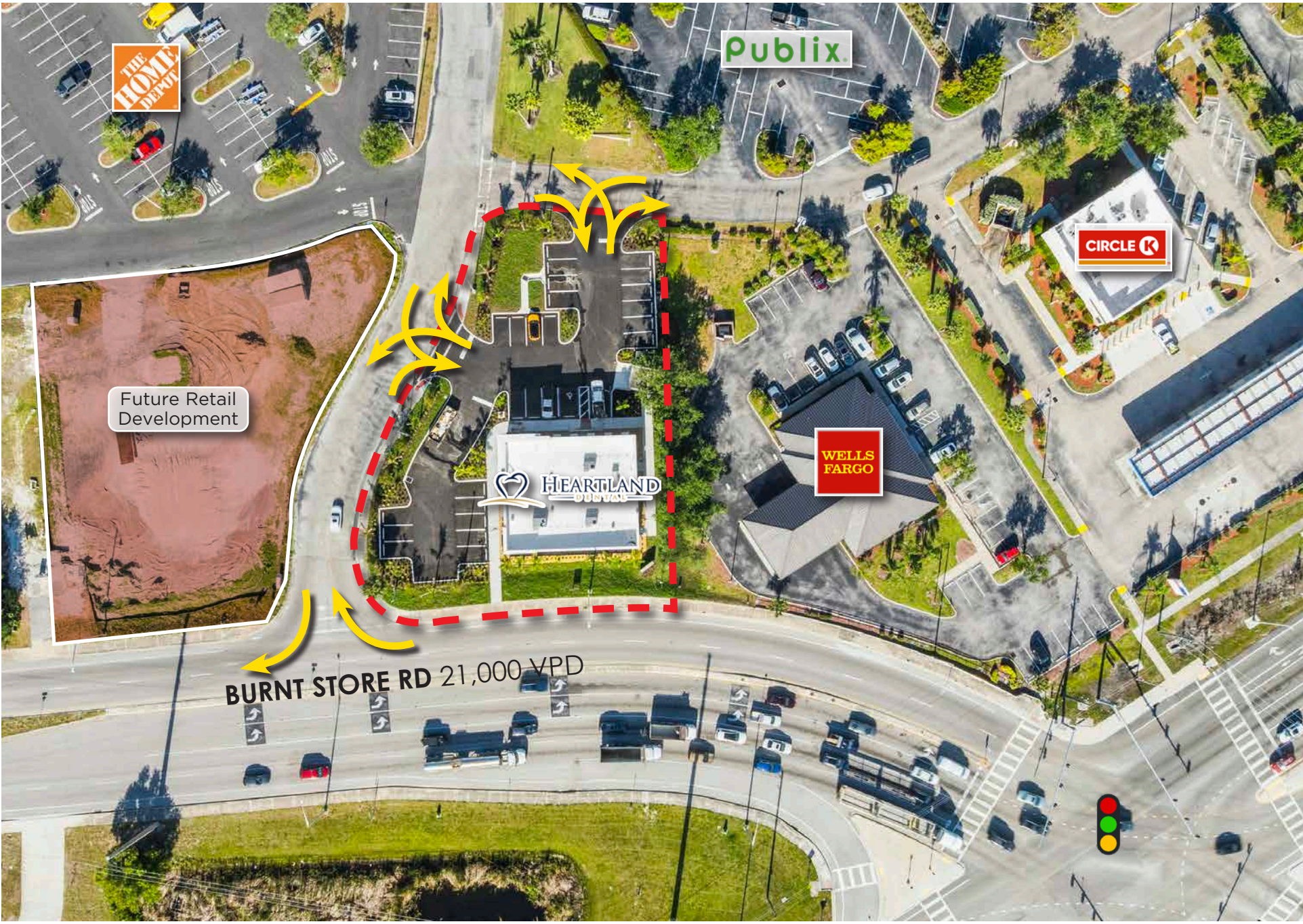
HIGH GROWTH SOUTHWEST FLORIDA MARKET

Punta Gorda/Charlotte County is among the fastest-growing markets in Florida and the United States | Southwest Florida continues to attract retirees and new residents driving demand for healthcare and dental services | Punta Gorda MSA has seen consistent population growth fueled by in-migration from northern states.



ESSENTIAL USE — HEALTHCARE/DENTAL SERVICES

Dental services are among the most recession-resilient essential service categories | Heartland Dental serves the full spectrum of dental patient care including general dentistry, orthodontics, endodontics, oral surgery, and more | Dental DSOs continue to expand in high-growth retirement and suburban markets.



THE HOME DEPOT

Publix

CIRCLE K

WELLS FARGO

Future Retail Development

HEARTLAND DENTAL

BURNT STORE RD 21,000 VPD

Punta Gorda, FL

The Punta Gorda Metropolitan Statistical Area, encompassing Charlotte County along Florida's Southwest Gulf Coast, is one of the fastest-growing markets in the United States. Situated between the larger metros of Sarasota-Bradenton to the north and Cape Coral-Fort Myers to the south, the area offers a strategic mid-point location with direct access to US-41 and I-75, two of the region's primary commercial corridors. Known for its waterfront lifestyle, mild climate, and affordability relative to neighboring markets, Punta Gorda has attracted a surge of retirees, remote workers, and young families relocating from higher-cost states. Charlotte County's population has grown significantly over the past decade, driving strong demand for retail, dining, healthcare, and service-based businesses. The area's robust residential pipeline, low vacancy rates in key commercial nodes, and pro-business local government make it an increasingly attractive target for retailers and developers seeking exposure to Florida's high-growth Gulf Coast corridor.

TAMPA
77 MILES
2:20 DRIVE



FORT MYERS
20 MILES
0:30 DRIVE

1 MILES
2,567 PEOPLE
\$143,188 AHHI
1,041 TOTAL EMPLOYEES

3 MILES
20,651 PEOPLE
\$111,630 AHHI
5,997 TOTAL EMPLOYEES

5 MILES
36,689 PEOPLE
\$113,457 AHHI
14,509 TOTAL EMPLOYEES

Fort Lauderdale
MIAMI
135 MILES
2:55 DRIVE

Punta Gorda

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

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FOR SALE

\$4,365,000 | 5.10% CAP

Exclusively Offered By



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