HEARTLAND DENTAL

Indiana University Health

OFFERED FOR SALE: **$2,932,000 | 7.25% CAP**

2455 EAST MAIN ST | PLAINFIELD, IN

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS

HEARTLAND DENTAL
Indiana University Health

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively retained to offer for sale 2455 East Main Street in Plainfield, Indiana, a 100% leased multi-tenant outpatient medical asset occupied by Heartland Dental and IU Health Urgent Care. The property provides investors with diversified cash flow from two established healthcare operators while benefiting from the long-term stability and defensive characteristics of the outpatient medical sector.

Constructed in 2016 as a purpose-built medical facility, the property is strategically positioned along East Main Street (US-40), one of Plainfield's primary commercial corridors. Located adjacent to Walmart Supercenter within Plainfield Crossing, the asset enjoys exceptional visibility, exposure to more than 32,000 vehicles per day, and convenient access to Interstate 70, Indianapolis International Airport, and the greater Indianapolis metropolitan area.

Plainfield continues to rank among the fastest-growing communities in Central Indiana, supported by strong population growth, above-average household incomes, and one of the nation's premier logistics and distribution hubs. Combined with a high-quality healthcare tenancy, diversified rent stream, and excellent regional accessibility, the property offers investors the opportunity to acquire a well-located medical investment in one of the Indianapolis MSA's strongest suburban markets.

NOI	$212,572
CAP	7.25%
PRICE	$2,932,000

PROPERTY OVERVIEW

Address	2455 East Main St, Plainfield, IN 46168
Tenants	Heartland Dental & IU Health Care
Building Size (GLA)	6,678
Land Size	1.35 Acres
Year Built/Renovated	2016
NOI	$212,572

37,287 PEOPLE IN 3 MILE RADIUS | **$104,589** AHHI IN 3 MILE RADIUS | **32,200** VPD ON US 40

INVESTMENT HIGHLIGHTS

100% LEASED HEALTHCARE ASSET
Fully occupied by Heartland Dental and IU Health Urgent Care, providing investors with income from two established healthcare operators serving complementary outpatient medical uses.

COMPLEMENTARY MEDICAL TENANCY
The combination of dental and urgent care services creates a synergistic healthcare destination that generates recurring patient traffic while reducing reliance on a single tenant.

AFFLUENT & RAPIDLY GROWING TRADE AREA
Located within one of the Indianapolis MSA's fastest-growing communities, serving households with average incomes exceeding $104,000 within three miles and $111,000 within five miles, supported by continued residential and commercial expansion.

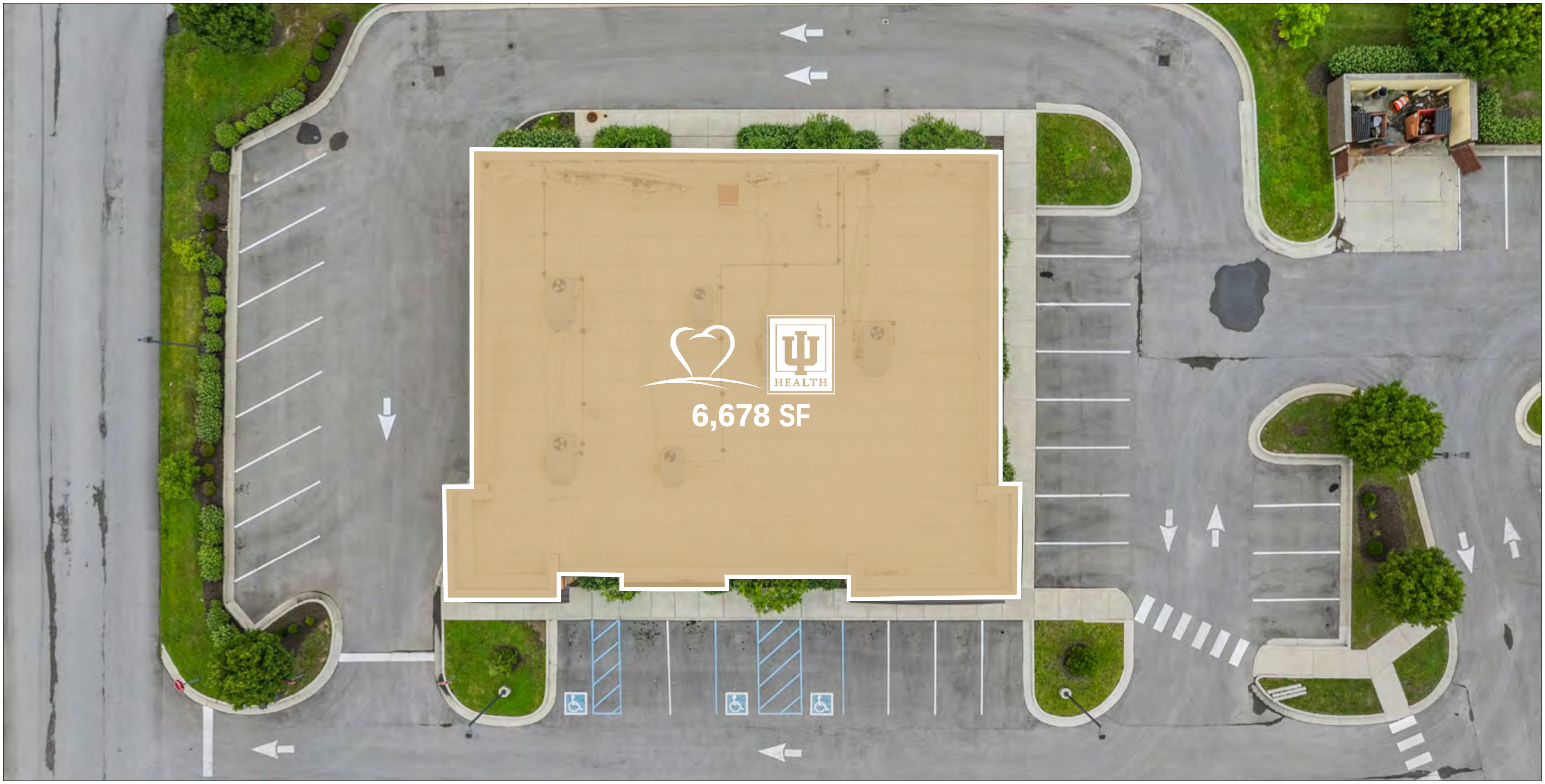
PREMIER RETAIL CORRIDOR
Situated along East Main Street (US-40) adjacent to Walmart Supercenter and within Plainfield Crossing, surrounded by national retailers including Meijer, Lowe's, Kroger, ALDI, Chick-fil-A, Starbucks, and Target.

INDIANAPOLIS MSA LOCATION
Positioned approximately 15 minutes west of Downtown Indianapolis with immediate access to I-70 and Indianapolis International Airport, providing excellent regional connectivity throughout Central Indiana.

HIGH-VISIBILITY LOCATION
Fronting East Main Street (US-40), the property benefits from exposure to more than 32,000 vehicles per day, excellent access, and strong visibility within one of Plainfield's primary commercial corridors.

RENT ROLL & SITE PLAN

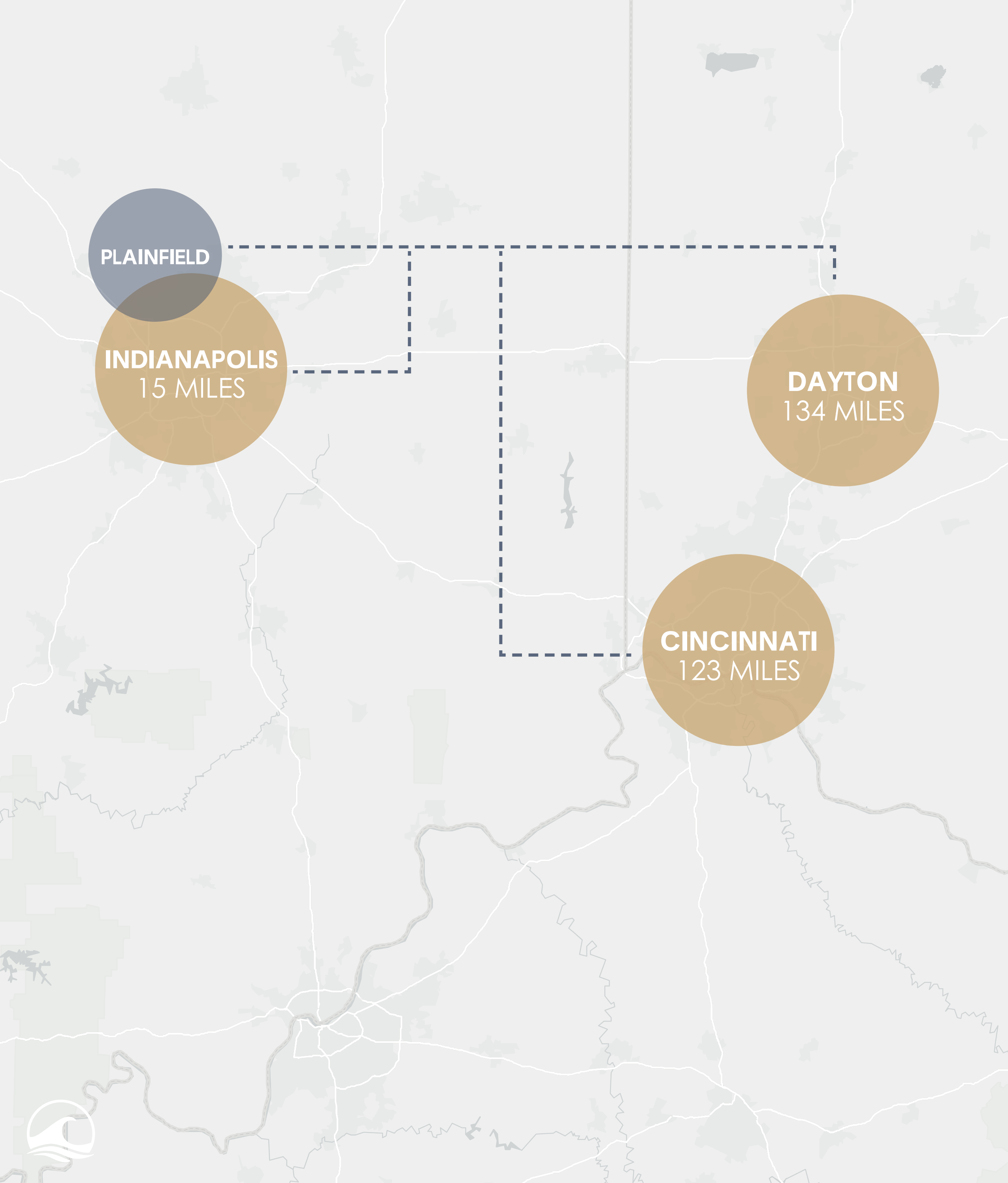
TENANT	SQUARE FEET	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	NEXT RENT ESCALATION DATE	ESCALATIONS	RENEWAL OPTIONS	OPTION RENT
Heartland Dental	3,218	8/1/2022	7/31/2032	$33.78	$108,700	8/1/2027	$34.45	(4) 5-Year Options	–
						2% Annual Increases		Option 1	$38.04
								Option 2	$43.04
								Option 3	$48.69
								Option 4	$55.09
								2% Annual Increases	
IU Health Care	3,246	11/16/2016	5/31/2031	$32.00	$103,872	-	-	(1) 5-Year Options	–
								Option 1	$34.00
TOTAL	**6,678**			**$65.78**	**$212,572**				



NORTHEAST AERIAL

PROPERTY PHOTOS

LOCATION OVERVIEW



THE INDIANAPOLIS-CARMEL-GREENWOOD METROPOLITAN STATISTICAL AREA (MSA) is the economic center of Indiana and one of the Midwest's fastest-growing metropolitan regions. Home to more than 2.2 million residents, the MSA is supported by a highly diversified economy driven by healthcare, advanced manufacturing, life sciences, logistics, finance, technology, and professional services. Major employers including Eli Lilly & Company, Salesforce, Indiana University Health, Roche Diagnostics, Cummins, and Rolls-Royce North America provide a stable employment base that continues to attract businesses and new residents to the region.

Located approximately 15 miles west of Downtown Indianapolis, Plainfield has emerged as one of the region's premier logistics and distribution hubs due to its immediate access to Interstate 70 and proximity to Indianapolis International Airport, home to one of the largest FedEx air hubs in the world. The town has attracted significant investment from Amazon, FedEx, UPS, Walmart, DHL, Penske Logistics, and numerous other national employers, driving continued residential and commercial growth. Supported by exceptional transportation infrastructure, affluent demographics, and a rapidly expanding population, the Indianapolis MSA remains one of the Midwest's strongest markets for long-term commercial real estate investment.

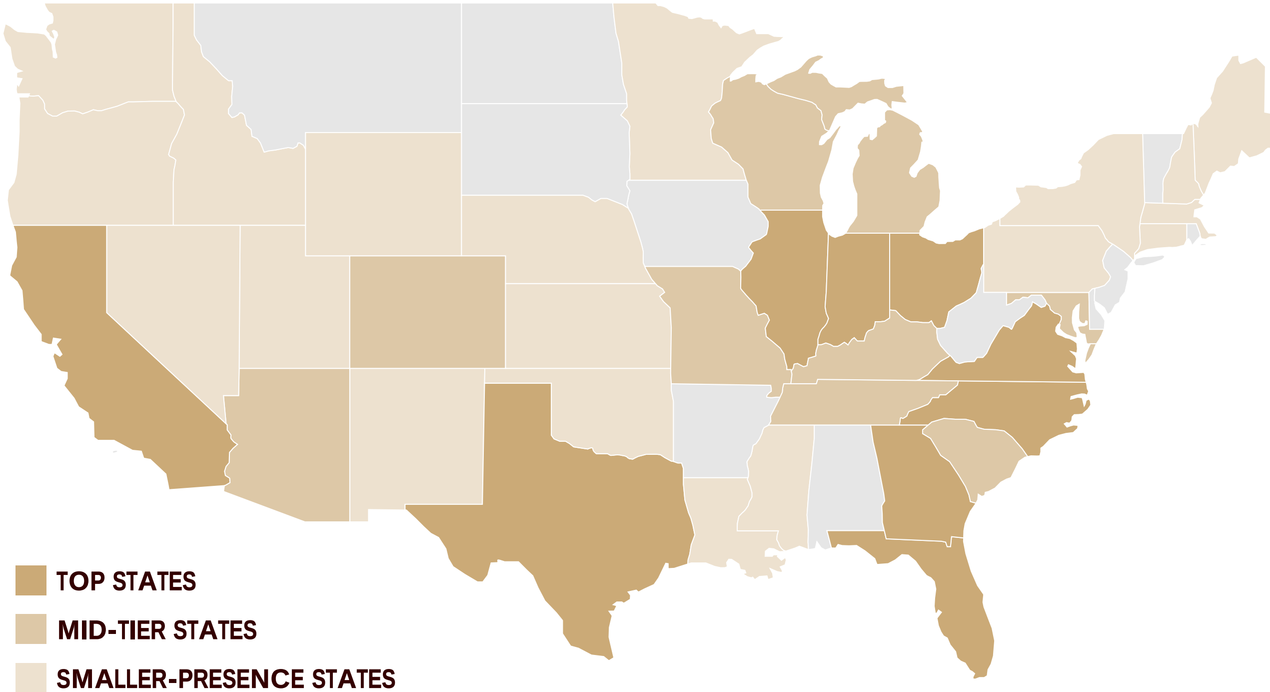
HEARTLAND DENTAL QUICK FACTS

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.

READ MORE



$4.2B
2025 REVENUE

1,900+
TOTAL LOCATIONS

39 STATES
GEOGRAPHIC FOOTPRINT

40,000+
TOTAL EMPLOYEES

S&P: B
CREDIT RATING

OFFERED FOR SALE: **$2,932,000 | 7.25% CAP**

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Exclusively Offered By

Atlantic CAPITAL PARTNERS™

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