



2635 LPGA Blvd
Daytona Beach, Florida





Contacts

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SECTION 01

EXECUTIVE SUMMARY



THE OFFERING

Stonecliff is pleased to present the fee-simple interest in a brand-new, single-tenant Heartland Dental located at 2635 LPGA Blvd in Daytona Beach, Florida. This offering represents an exceptional opportunity to acquire a corporate-backed, long-term net lease with one of the nation's most established dental service organizations. Heartland Dental, the largest dental support organization in the U.S. with over 1,800 offices and more than 3,000 supported dentists across 39 states, provides a stable and creditworthy tenancy backed by KKR (A+ / A1), a leading global investment firm with 2024 annual revenue exceeding \$21.9 billion. Strategically located along LPGA Boulevard (39,500 VPD) with close proximity to Interstate 95 (85,500 VPD), the property benefits from exceptional visibility, access, and regional connectivity. Nearby major developments such as Tomoka Town Center (650,000+ SF), LPGA Exchange (planned multi-tenant retail), and Latitude Landings (Publix-anchored center) continue to transform LPGA Blvd into Daytona's premier retail corridor. Heartland Dental's 12-year absolute NNN lease offers investors a passive, management-free income stream with scheduled 10% rent increases every five years, ensuring both security and long-term rent growth in one of Central Florida's most dynamic and expanding markets.



INVESTMENT OVERVIEW



Tenant	Heartland Dental
Address	2635 LPGA Blvd Daytona Beach, Florida 32124
County	Volusia
Guaranty	Heartland Dental, LLC
NOI	\$217,027
Rent Increases	10% Every 5 Years & In Year 11
Rent Commencement	12/12/2025 (Est.)
Rent Expiration	12/31/2037 (Est.)
Lease Type	Absolute NNN
Original Lease Term	12 Years
Lease Term Remaining	12 Years
Options	Four (4), Five (5) Year Options
Right of First Refusal	No



\$4,340,540
ASKING PRICE



5.00%
CAP RATE

Lease Years	Monthly Installment	Annual Rent	% Increase
1 - 5	\$18,085	\$217,027	
6 - 10	\$19,894	\$238,729	10%
11 -12	\$21,883	\$262,602	10%
Extension Terms			
16 - 20	\$24,072	\$288,863	10%
21 -25	\$26,479	\$317,749	10%
26 - 30	\$29,127	\$349,524	10%
31 -35	\$32,040	\$384,477	10%



INVESTMENT HIGHLIGHTS

Brand New Construction

The property Qualifies for Bonus Depreciation (Consult Tax Accountant)

High-Growth Retailer

Continues to expand through acquisitions and new development in high-growth U.S. markets

Experienced & Established Brand

Operates over 1,800+ across 39 states

High Barriers to Entry

Only dental office in the immediate trade area

New Construction

Brand New 2025 Construction

Long-Term Stability

12 years remaining with 4 (Four) 5 (Five) year options to extend

Absolute NNN Lease

Zero landlord responsibilities

Attractive Rent Growth

Scheduled 10% increases every 5 years & in Year 13

Large Shopping Center

Subject property is located in a large shopping center

- **Exceptional Visibility:** Strategically positioned along LPGA Boulevard (39,500 VPD) and just off Interstate 95 (85,500 VPD), the property benefits from outstanding visibility and accessibility within one of Daytona Beach's most active growth corridors
- **Located Within Tymber Creek Village:** The property is situated in the newly developed 46-acre Tymber Creek Village, a premier mixed-use project featuring high-profile national tenants such as McDonald's, Starbucks, 7-Eleven, O'Reilly Auto Parts, and Mavis Discount Tire. This rapidly growing development is emerging as a key retail destination within the LPGA corridor
- **Publix Shadow-Anchored Location:** Ideally positioned across from the Latitude Landings Shopping Center, anchored by Publix, providing steady daily traffic and a strong surrounding customer base that enhances cross-shopping opportunities
- **Proximity to Tomoka Town Center:** Located less than five minutes from Tomoka Town Center, one of the area's largest retail destinations featuring Sam's Club, Academy Sports + Outdoors, Hobby Lobby, T.J. Maxx, and Jersey Mike's, drawing consistent regional traffic to the immediate trade area.
- **Near Daytona International Speedway:** Just minutes from the world-famous Daytona International Speedway, a 101,500-seat motorsports arena attracting over 200,000 visitors annually and generating an estimated \$1.6 billion in annual economic impact to Volusia County through tourism, entertainment, and regional commerce
- **Adjacent to LPGA International:** The property directly borders LPGA International, a renowned 36-hole championship golf facility and residential community featuring 1,240 existing homes and more than 600 additional units planned. The club regularly hosts professional women's golf tournaments and enhances the area's prestige and lifestyle appeal
- **Avalon Park & Tymber Creek Road Expansion:** Just three minutes away, the 783-acre Avalon Park Daytona Beach development will introduce 1,609 residential units and over 90,000 SF of commercial space. The planned Tymber Creek Road expansion will connect directly into Avalon Park, improving regional connectivity and positioning the site at the heart of Daytona's next wave of growth development



DEMOGRAPHICS

POPULATION (RADIUS)



3,497

1-Mile



22,190

3-Mile



80,707

5-Mile

AVERAGE HOUSEHOLD INCOME



\$128,988

1-Mile



\$93,144

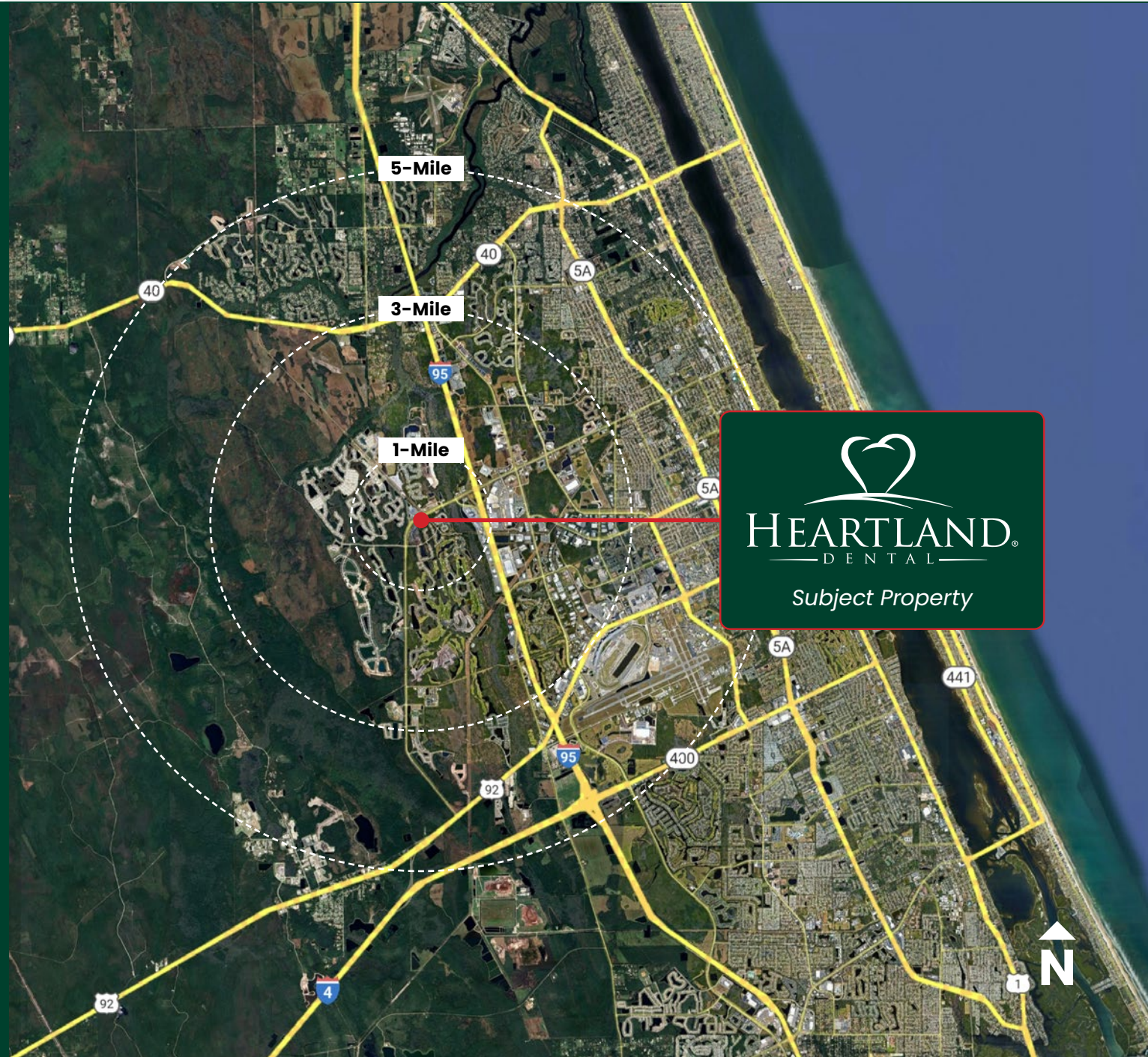
3-Mile



\$85,831

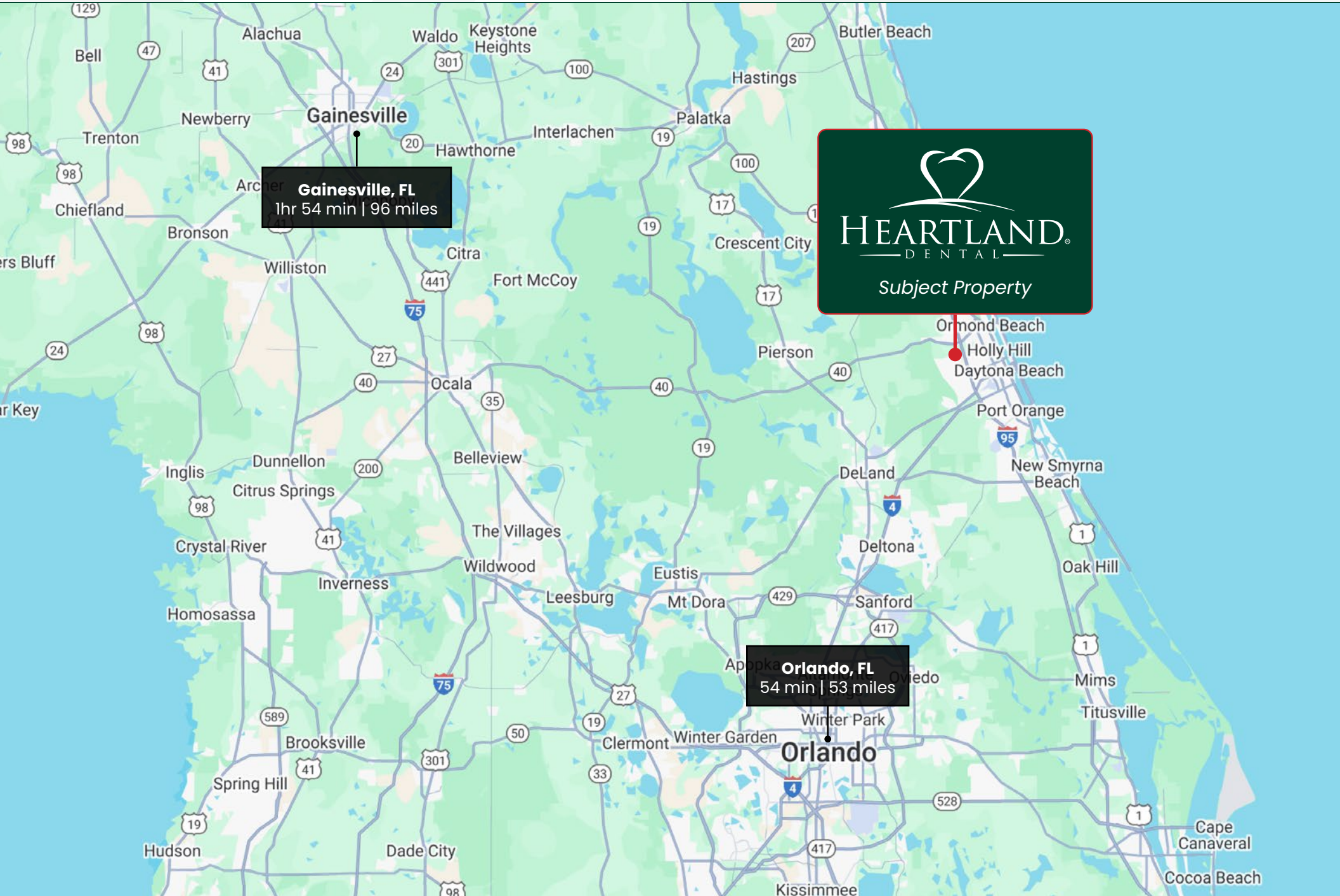
5-Mile

*2025 Estimates - Crexi




HEARTLAND[®]
DENTAL
Subject Property

LOCATION MAP



Gainesville, FL
1hr 54 min | 96 miles



HEARTLAND[®]
DENTAL

Subject Property

Orlando, FL
54 min | 53 miles

SECTION 02

PROPERTY OVERVIEW



SITE PLAN / PROPERTY DETAILS

4,241
Square Feet

0.95
Acres

2025
Year Built

LPGA Blvd 39,500 VPD



AERIAL



NORTH AERIAL



SOUTH AERIAL



Latitude
Margaritaville
3,400+ Units



Publix



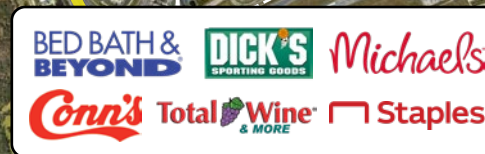
Trader Joe's
Distribution Center
625,000 SF



Daytona
International
Speedway

Daytona Beach
International Airport
1,000 Daily Flights

LPGA INTERNATIONAL
DAYTONA BEACH
LPGA International
36-Hole Golf Course
1,260 Existing Homes
600+ Planned



DRONE AERIAL



**Latitude
Margaritaville**
3,400+ Units

Avalon Park
7,878 Homes & 1 Million SF
of Commercial Space



**Timber Creek
Rd Extension**

**New Homes Under
Construction**

Timber Creek Rd

LPGA Blvd

39,500 VPD

**Timbercreek
Villages**
311 Units



DRONE AERIAL



CHIPOTLE
Arby's
DAVE & BUSTERS
bealls OUTLET
ROOMS TO GO
HOBBY LOBBY
ROSS DRESS FOR LESS
BLAZE PIZZA
DSW
Burlington
five BELOW
Academy SPORTS+OUTDOORS
Tuesday Morning
TJ-maxx
sam's club

BMW
Ford
VW
CHRYSLER
VOLVO
Jeep
RAM
INFINITI
NISSAN
Mercedes-Benz

Tanger
DAYTONA BEACH

Daytona Beach
International Airport
1,000 Daily Flights

Daytona
International
Speedway

Buc-ee's

New Homes Under
Construction

7 ELEVEN
O'Reilly
AUTO PARTS

HEARTLAND
DENTAL
Subject Property

95
85,500 VPD

LOCKHART
SELF STORAGE

LPGA INTERNATIONAL
DAYTONA BEACH
LPGA International
36-Hole Golf Course
1,260 Existing Homes
600+ Planned

Florida
Health Care
Plans

Timbercreek
Villages
311 Units

Publix
PARADISE
Animal Clinic
WOLF GANG
BAKERY & GROOMING
DOMINO'S
ups
HAIR CUTTERY
ANEJO
DAYTONA BEACH

CHASE

SPACE COAST
CREDIT UNION

McDonald's

Tymber Creek Rd

SECTION 03

TENANT PROFILE



TENANT OVERVIEW

HEARTLAND DENTAL

FOUNDED IN 1997
Effingham, Illinois

QUICK FACTS:

Effingham, IL
Headquarters

23,000+
Employees

1,800+
Offices Nationally

Heartland Dental, LLC is the nation's largest dental support organization (DSO), providing non-clinical administrative support services to a network of over 1,800 dentist-led practices across 39 states and the District of Columbia. Founded in 1997 by Dr. Rick Workman in Effingham, Illinois, the company has built its reputation on enabling dentists to focus on clinical excellence while Heartland manages essential business operations including HR, marketing, IT, procurement, and accounting.

Through strategic growth and partnerships, Heartland Dental has become a dominant force in the DSO industry. In 2018, global investment firm KKR & Co. acquired a majority stake in the company, fueling expansion and infrastructure investment. Today, Heartland supports both established practices and new affiliations under a doctor-led model emphasizing patient care, operational efficiency, and community engagement.

As of 2024, Heartland Dental supports more than 1,800 dental offices operated by 2,700+ dentists and a workforce of approximately 23,000 team members. The organization is estimated to generate over \$1.2 to \$3 billion in annual revenue, with consistent year-over-year growth driven by the consolidation of independent dental practices and rising demand for accessible, high-quality dental care.

Heartland continues to invest heavily in professional development, technology, and sustainability initiatives across its network. The company offers extensive continuing education for supported doctors and teams, promotes digital dentistry adoption (including 3D scanning and same-day crowns), and enhances the patient experience through modernized, tech-enabled practice environments.

With a mission to "support dentists and their teams so they can focus on delivering exceptional patient care," Heartland Dental remains the benchmark for operational excellence and long-term stability in the dental services sector.



SECTION 04

MARKET OVERVIEW



MARKET OVERVIEW



Daytona Beach Florida

Daytona Beach, Florida, is a dynamic coastal city located in Volusia County along the state's famed Atlantic shoreline. Known worldwide as the "World's Most Famous Beach," Daytona Beach blends the energy of a tourist destination with the stability of a growing year-round community. The city is part of the rapidly expanding Deltona-Daytona Beach-Ormond Beach MSA, offering the vibrancy of a regional economic hub while maintaining the relaxed coastal charm that continues to draw new residents, businesses, and visitors alike. Positioned along Interstate 95 and Interstate 4, Daytona Beach serves as a major gateway between Central and Northeast Florida. This prime connectivity, combined with proximity to Orlando (just 55 miles west) and Jacksonville (90 miles north), supports ongoing commercial, residential, and institutional growth throughout the area. The city is home to several major anchors, including Daytona

International Speedway, Embry-Riddle Aeronautical University, AdventHealth Daytona Beach, and the One Daytona mixed-use district — a premier lifestyle center featuring retail, dining, hospitality, and entertainment options that attract both locals and tourists. In recent years, Daytona Beach has seen a surge of new master-planned communities and mixed-use developments, such as LPGA International and Avalon Park Daytona Beach, which are adding thousands of new homes, retail centers, and amenities. These projects underscore the area's long-term trajectory as one of Florida's most active growth corridors. Supported by favorable demographics, a strong employment base, and a steady influx of retirees and young professionals, the market continues to demonstrate increasing demand for healthcare, retail, and service-oriented businesses.





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