

THE CROSSINGS OF SPRING HILL
4.7 M VISITS/YR



HATHAWAY AT KINGSLEY PLACE APARTMENTS



300+ New Multifamily Units



Saturn Pkwy
43,437 VPD



Port Royal Rd
36,482 VPD

OFFERING MEMORANDUM



HEARTLAND DENTAL

SPRING HILL, (NASHVILLE MSA) TN

Marcus & Millichap
 TAYLOR MCMINN
 RETAIL GROUP

OFFERING SUMMARY



1005 JIM WARREN PARKWAY SPRING HILL, TN 37174

THE OFFERING	
\$4,160,000	5.25%
PRICE	CAP
NOI	\$218,400
RENTABLE SQ FT.	4,260
YEAR BUILT	2025
LOT SIZE (AC)	0.96 AC
TENANT TRADE NAME	Heartland Dental
LEASE GUARANTOR ENTITY	Corporate (1,800 locations)
LEASE TYPE	Absolute NNN Lease
LEASE TERM	12 Years
RENT COMMENCEMENT DATE	August 27, 2025
LEASE EXPIRATION DATE	August 31, 2037
TERM REMAINING ON LEASE	12 Years
RENT INCREASES	10% Increase in Year 6 & 11 and in each of the four, 5 year option periods
NUMBER OF OPTIONS	Four, 5 Year Option Periods
TENANT RESPONSIBILITIES	Taxes, Insurance, Utilities, Roof, Structure, Parking Lot, and HVAC
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities

RENT SCHEDULE		
BASE RENT	NOI	RETURN
YEARS 1-5	\$218,400	5.25%
YEARS 6-10	\$240,240	5.77%
YEARS 11-12	\$264,264	6.35%
OPTION RENT	NOI	RETURN
YEARS 13-17 (OPTION 1)	\$290,690	6.98%
YEARS 18-22 (OPTION 2)	\$319,759	7.68%
YEARS 23-27 (OPTION 3)	\$351,735	8.45%
YEARS 28-32 (OPTION 4)	\$386,909	9.30%



INVESTMENT HIGHLIGHTS

AFFULENT & GROWING NASHVILLE SUBURB | 5 MILE POP GROWTH: 276% & AVG. HOUSEHOLD INCOME: \$143,277

- Spring Hill is an affluent Nashville suburb located 30 minutes south of downtown Nashville. The 5 mile population growth is 9.42% and the Average Household Income is \$143,277.
- The city experienced 276% population growth from 2000-2010 and as a result there were over 95 housing subdivision developments in the city within that decade.
- A 2,100 AC/8 million SF General Motors Plant is located 5 miles from this Heartland Dental and employs over 5,000 people in Spring Hill.
- Nashville is one of the hottest markets in the southeast with over 2 million people in the metro area.
- The metro area has experienced a 7% population growth over the last 4 years and a 45% increase in home values since 2021.

OUTPARCEL TO A NEW PUBLIX AND POSITIONED AT THE ENTRANCE TO A 51 ACRE MIXED USE DEVELOPMENT

- This Heartland Dental is positioned as an outparcel to a new Publix and at the entrance to Towne Crossing, a 51AC mixed use development with 96,250 sq ft of commercial leasable area, along with a 120-room hotel and 334 multifamily units
- Other outparcels surrounding this Heartland Dental include a Chase Bank, Starbucks, Circle K, Valvoline, and more.

RAPIDLY EXPANDING RETAIL & RESIDENTIAL NODE OFF INTERSTATE 65 (83,387 VPD)

- The subject property is located in a rapidly expanding development corridor off Port Royal Rd (36,482 VPD) and Interstate 65 (83,387 VPD)
- Spring Hill Crossing is a few miles from this Heartland Dental, an 86AC mixed use neighborhood that includes over 1,600 residential units, 600 Hotel rooms, and 450,000 SF of commercial space.
- Eastport Farms, a 44AC mixed use community is under development 1 mile south of this Heartland Dental and will include commercial, Hotel, and residential developments.
- Spring Hill Commerce Center has been proposed for development 1 mile from this Heartland Dental. This large scale development will include 10 buildings with over 5.7M SF of warehouse, industrial, and logistics space. Estimated completion is 2030 and will add 5,000 new jobs to the area.
- A 18.34 AC mixed use campus is under development 1 mile south of the subject property that will include 237 residential units and 89,000 SF of retail & office space.

RARE 12 YEAR ABSOLUTE NNN HEARTLAND DENTAL WITH 10% RENT INCREASES

- This Heartland Dental has a 12 year corporate-guaranteed absolute NNN lease with 10% rent increases in year 6, year 11, and in each of the four 5 year option periods.
- There are no landlord responsibilities or expenses.
- The Tenant is responsible for Roof, Structure, Parking Lot, Insurance, and Utilities.
- This Heartland Dental is open and rent commenced in August 2025.

HEARTLAND DENTAL | 1,800+ LOCATIONS

- Heartland Dental is the largest dental support organization in the U.S., with over 1,800+ offices in 39 states and over 2,800 doctors.
- In 2024, Heartland Dental opened 136 practices with plans to open over 1,130 additional locations in the future.
- Heartland Dental is majority owned by KKR, the largest global investment company in the world, with over \$496 billion under management.



NASHVILLE 30 MILES

Spring Hill

DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
👤 POPULATION	10,727	49,946	66,878
🏠 AVG. HOUSEHOLD INCOME	\$100,399	\$124,355	\$143,277
📈 POPULATION GROWTH	11.05%	9.50%	9.42%

gm general motors
 2,100 AC INDUSTRIAL CAMPUS
 7.9M SF FACILITY AREA
 \$2B+ TOTAL GM INVESTMENT
 (MODERNIZATION & EV CONVERSION)
 3,200 EMPLOYEES

THE CROSSINGS OF SPRING HILL 4.7 M VISITS/YR
 TARGET KOHL'S HomeGoods
 maurices PETSMART OLD NAVY
 HIBBETT SPORTS DOLLAR TREE ROSS KAY BUFFALO WILD WINGS
 MOE'S chilis Panera Olive Garden

Publix ALDI Walmart Kroger

ultium cells
 \$2.3B TOTAL INVESTMENT
 2.8M SF BATTERY MANUFACTURING FACILITY
 1,700 EMPLOYEES

AMC THEATRES

THE HOME DEPOT

LOWE'S

DISTRIBUTION CENTERS
 MCAA apex Atlas
 GRIFFIN PARTNERS FlexPlus

Longview HS 969 students

Waffle House Dunkin' Firestone
 Captain D's Culver's O'Reilly
 Express Oil Change

Tractor Supply Co Marshalls petco
 Chick-fil-A Wendy's Starbucks Advance Auto Parts CHASE

Publix

HEARTLAND DENTAL

Kroger

Zaxby's Dunkin' Bojangles MCDON-BURGER
 O'Reilly First Farmers Pediatrics
 fastpace health Fifth Third Bank Waffle House Taco Bell

SUMMIT HS 1,648 students

Eastport Farms
 44AC MIXED USE COMMUNITY
 INCLUDE COMMERCIAL, HOTEL,
 AND RESIDENTIAL DEVELOPMENTS

The Yards At Port Royal
 18.34 AC MIXED USE CAMPUS
 237 RESIDENTIAL UNITS
 89,000 SF OF RETAIL & OFFICE SPACE

Port Royal Rd 36,482 VPD

Saturn Pkwy 43,437 VPD

HATHAWAY AT KINGSLEY PLACE APARTMENTS

65 83,387 VPD

Spring Hill Crossing
 86AC MIXED USE NEIGHBORHOOD
 1,600 RESIDENTIAL UNITS
 600 HOTEL ROOMS
 450,000 SF COMMERCIAL SPACE

Spring Hill Commerce Center
 10 BUILDINGS
 5.7M SF OF WAREHOUSE,
 INDUSTRIAL AND LOGISTICS SPACE
 5,000 NEW JOBS
 ESTIMATED COMPLETION IS 2030



THE SUBJECT PROPERTY IS LOCATED IN A RAPIDLY EXPANDING DEVELOPMENT CORRIDOR OFF PORT ROYAL RD (36,482 VPD) AND INTERSTATE 65 (83,387 VPD)



Publix

Kroger



Walmart

LOWE'S

TSC TRACTOR SUPPLY CO **Marshalls** **petco**
Chick-fil& **Wendy's** **QUICKER SERVICE RESTAURANTS** **Starbucks** **Advance Auto Parts** **CHASE**

SUMMIT HS
1,648 students

Longview HS
969 students

Waffle House **Capital D's SEAFOOD** **Culver's** **CRISPOTE RESTAURANTS**
TAKE 5 **EXPRESS OIL CHANGE 10 MINUTE SERVICE** **O'Reilly**
DUNKIN' **Firestone**

Allendale HS
709 students

U-HAUL

ZAXBY'S **DUNKIN'** **Bojangles** **MCDON-BURGER**
O'Reilly **FIRST FARMERS** **COLUMBIA Pediatrics**
fastpace health **FIFTH THIRD BANK** **Waffle House** **TACO BELL**

Kroger

HATHAWAY AT KINGSLEY PLACE APARTMENTS

65 83,387 VPD

Publix

Saturn Pkwy
43,437 VPD

Spring Hill Commerce Center
 10 BUILDINGS
 5.7M SF OF WAREHOUSE, INDUSTRIAL AND LOGISTICS SPACE
 5,000 NEW JOBS
 ESTIMATED COMPLETION IS 2030

300+ New Multifamily Units



Prinova
NAGASE Group

CIRCLE K

HEARTLAND
DENTAL

Spring Hill Crossing
 86AC MIXED USE NEIGHBORHOOD
 1,600 RESIDENTIAL UNITS
 600 HOTEL ROOMS
 450,000 SF COMMERCIAL SPACE

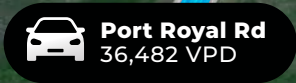
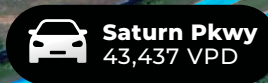
Port Royal Rd
36,482 VPD

CHASE **Starbucks**

tru HOME 2
SUITES BY HILTON

Valvoline

65



THE CROSSINGS
OF SPRING HILL

4.7M VISITS/YR

TARGET KOHL'S HomeGoods

maurices PETSMART OLD NAVY

HIBBETT SPORTS DOLLAR TREE ROSS KAY BUFFALO WILD WINGS

MOEs chilis Panera Bread Olive Garden



Kroger

HATHAWAY AT
KINGSLEY PLACE
APARTMENTS

ZAXBY'S
TACO BELL O'Reilly

DUNKIN' Bojangles BURGER KING
FIFTH THIRD BANK FIRST FARMERS

fastpace health

storelocal storage

pooch playhouse

CALIBER COLLISION

COLUMBIA Pediatrics

twicedaily fresh all day

WAFLE HOUSE

WALGREENS

MCDONALD'S

Publix

tru HOME 2 SUITES BY HILTON

300+ New Multifamily Units

Saturn Pkwy 43,437 VPD

CIRCLE K

HEARTLAND DENTAL

Starbucks COMING SOON

CHASE COMING SOON

Port Royal Rd 36,482 VPD



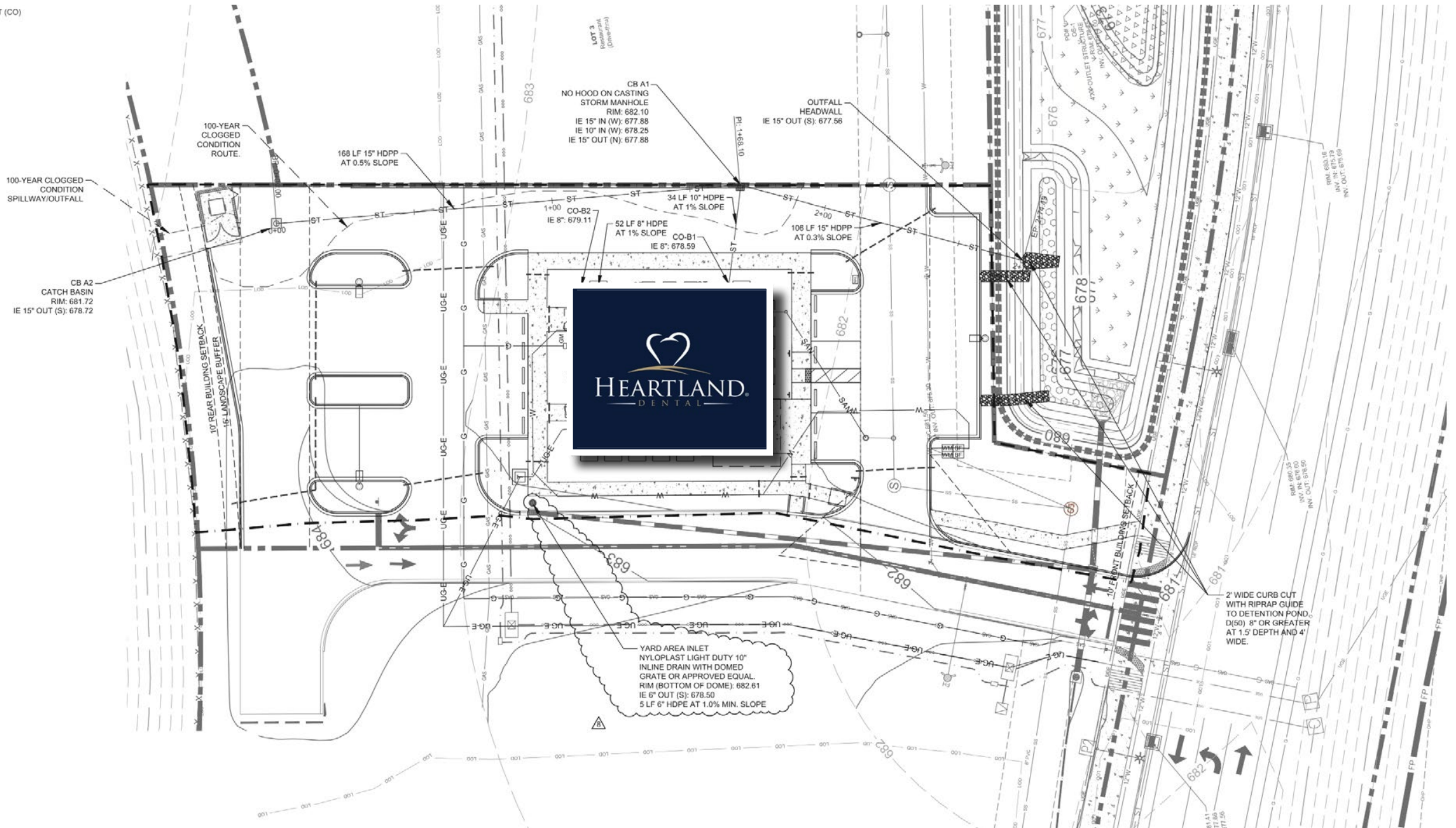


SITE PLAN



SITE PLAN

ANOUT (CO)



TOWN CROSSING

Towne Crossing is a ±50.6-acre Planned Development at the southeast quadrant of Port Royal Rd & Saturn Pkwy (SR-396), master-planned with multiple commercial lots plus multifamily and served by the new JW Parkway spine road. The project is anchored by a new Publix (±48,387 SF, Store #2036) at 1021 Jim Warren Pkwy (opened Sept. 13, 2025), with complementary pads including a dental office (Heartland), C-store, hotel, and additional QSR/retail. The City approved a PD text amendment allowing two drive-throughs by-right, reflecting strong everyday-needs demand and high commuter throughput along the corridor.

How Heartland fits in the plan

Heartland Dental occupies a medical-service pad within Phase I—timed alongside Publix and the C-store—capturing appointment-driven, weekday traffic and reinforcing the center’s essential-services mix. Final infrastructure for JW Parkway was accelerated to deliver initial occupancies (Publix, dental, C-store) once improvements reached completion.

±48,387 SF
PUBLIX GROCERY ANCHOR

50.6 AC
PD ZONING W/ DRIVE THRU PERMISSIONS

79,919
COMBINED VPD AT INTERSECTION

FEATURED TENANTS

Publix

HEARTLAND DENTAL

CHASE

Starbucks

tru
by HILTON

HOME 2
SUITES BY HILTON

Valvoline



TOWN CROSSING SITE PLAN

THE CROSSINGS

OF SPRING HILL

Opposite the Towne Crossing site (west side of the Port Royal/Saturn interchange, 0.5 miles from Town Crossing), The Crossings of Spring Hill is the area's regional power center anchored by Target, Kohl's and a broad junior-box/specialty mix (Bath & Body Works, Dollar Tree, Ulta, PetSmart, Ross, etc.). City/visitor resources cite 85+ shops & restaurants; historical financing disclosures show institutional scale ranging from ±220k SF (multi-parcel tranche) to ±497k SF for the broader center. This concentration of destination retail amplifies daily trips to the node and supports cross-shopping for Towne Crossing's service and food pads.

Regional Draw: Power-center cluster with Target & Kohl's plus junior boxes and outparcels; 85+ shops & restaurants in the immediate complex.

Trade Area Function: Acts as the regional shopping destination for Spring Hill/GM corridor, feeding daily-needs trips to new service pads across the interchange.

±219,905 SF
CURRENT CAMPUS SIZE
WITH POTENTIAL TO
DOUBLE THE SIZE

85+
SHOPS AND
RESTUARANTS

TARGET
AND KOHL'S
ANCHOR THE
CENTER

FEATURED TENANTS

TARGET KOHL'S HomeGoods

maurices PETSMART OLD NAVY

HIBBETT SPORTS DOLLAR TREE ROSS KAY BUFFALO WILD WINGS

PANDA EXPRESS RUCKER BARREL MOE'S chilis Panera BREAD Olive Garden



THE CROSSINGS OF SPRING HILL



MASTER PLAN: THE CROSSINGS OF SPRING HILL

TENANT SUMMARY



REPRESENTATIVE



1,800+
DENTAL
OFFICES

39
STATES

\$5.0 B
REVENUE
(2024)

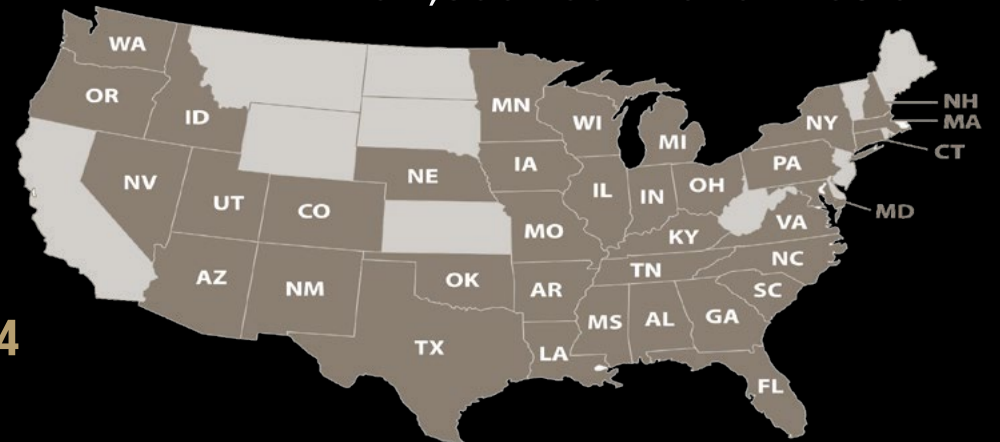
2,800
DOCTORS

1997
FOUNDED

EFFINGHAM, IL
FOUNDED

HEARTLAND DENTAL HAS 1,800 LOCATIONS IN 39 STATES

Heartland Dental, the nation's largest dental support organization, experienced record growth in 2024, now supporting over 2,800 doctors across 1,800+ offices in 39 states and DC. The company added 105 new state-of-the-art dental practices and 31 leading dental practices through affiliations, enhancing access to dental care with over 1,130 new operatories. It launched Heartland Dental University for extensive clinical and leadership training and rolled out cutting-edge AI technology through VideaHealth in collaboration with Henry Schein One.



Heartland Dental Celebrates a Year of Growth and Innovation in 2024
[CLICK TO READ ARTICLE](#)

NASHVILLE

Nashville, Tennessee, often referred to as “Music City,” is a vibrant metropolis known for its rich cultural heritage, especially its deep-rooted ties to country music. As the capital of Tennessee, Nashville is a rapidly growing hub for healthcare, education, and technology industries. Its diverse economy is anchored by the presence of Fortune 500 companies, including Oracle’s new campus announced in 2024. Nashville enjoys status as a major center for higher education, home to institutions like Vanderbilt University. The city’s downtown is a bustling area filled with live music venues, historic landmarks, and a thriving food scene. With its temperate climate, scenic parks, and proximity to the Cumberland River, Nashville offers a blend of urban excitement and Southern charm, making it a dynamic destination for residents and visitors alike.

#1

MOST POPULOUS CITY IN TN

1.9M

METRO POPULATION

\$126.5B

GROSS METRO PRODUCT

TAX FREE

NO STATE INCOME TAX

TOP 20

METRO AREA GDP GROWTH

Forbes

#1 BEST PLACE TO LIVE IN TN



NASHVILLE, TN



VANDERBILT UNIVERSITY | 13,700 STUDENTS

CORPORATE PRESENCE



DEMOGRAPHIC SUMMARY

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projected Population	11,913	54,692	73,179
2025 Estimated Population	10,727	49,946	66,878
Growth 2022-2027	11.05%	9.50%	9.42%
2020 Census Population	8,481	43,201	58,258
2010 Census Population	3,867	25,090	34,697

DAYTIME POPULATION	1-MILE	3-MILE	5-MILE
2025 Estimate Population	4,612	28,671	40,737

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projected Households	5,041	19,676	26,037
2025 Estimated Households	4,414	17,728	23,537
2020 Census Households	3,556	15,059	20,113
2010 Census Households	1,601	8,628	11,910

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2025 Est. Average HH Income	\$100,399	\$124,355	\$143,277
2025 Est. Median HH Income	\$90,160	\$106,583	\$111,208

HOUSEHOLDS BY INCOME	1-MILE	3-MILE	5-MILE
2025 Estimate			
\$200,000 or More	4.79%	10.64%	11.93%
\$150,000 - \$199,999	9.68%	15.77%	17.25%
\$100,000 - \$149,999	25.82%	23.92%	22.90%
\$75,000 - \$99,999	19.99%	17.00%	16.28%
\$50,000 - \$74,999	18.46%	14.60%	14.01%
\$35,000 - \$49,999	11.95%	8.81%	8.55%
\$25,000 - \$34,999	5.76%	3.86%	3.69%
\$15,000 - \$24,999	1.52%	3.27%	3.08%
\$10,000 - \$14,999	0.49%	0.81%	1.07%
Under \$9,999	1.53%	1.32%	1.25%

OCCUPIED HOUSING UNITS	1-MILE	3-MILE	5-MILE
2029 Projected			
Owner Occupied Housing Units	43.89%	65.98%	70.38%
Renter Occupied Housing Units	49.89%	29.49%	25.34%
Vacant	6.23%	4.53%	4.28%
2025 Estimate			
Owner Occupied Housing Units	44.11%	66.35%	70.71%
Renter Occupied Housing Units	49.70%	29.19%	25.07%
Vacant	6.19%	4.46%	4.22%
2020 Estimate			
Owner Occupied Housing Units	44.20%	66.68%	71.02%
Renter Occupied Housing Units	49.68%	29.00%	24.89%
Vacant	6.12%	4.32%	4.10%



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Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES OF FLORIDA, INC. ("MARCUS & MILLICHAP")
JODY MCKIBBEN BROKER OF RECORD 6 CADILLAC DR., STE. 100 BRENTWOOD, TN 37027 P: (615) 997-2900
LIC #: 307629 JODY.MCKIBBEN@MARCUSMILLICHAP.COM

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Marcus & Millichap

TAYLOR MCMINN

RETAIL GROUP

Dated:

Don McMinn
Marcus & Millichap
1100 Abernathy Road, NE, Suite 600
Atlanta, GA 30328

Phone: (678) 808-2762
Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: 1005 Jim Warren Parkway Spring Hill TN 37174 (Heartland Dental)

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

Purchaser's Address _____

Purchaser's Phone/Fax _____

Purchaser's Email Address _____

Offer Price _____

Earnest Money \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$50,000 deposited at the expiration of the Inspection Period (\$100,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

All Cash (No Financing Period)

Financing: Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date

Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

Contract within 10 days:

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser is / is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation

Purchaser's Initials _____ Seller's Initials _____

(written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

Agreed and Accepted | Seller

By: _____

By: _____

Printed: _____

Printed: _____

Dated: _____

Dated: _____