

5.83%
2028 CAP RATE



Heartland Dental

HIGH GROWTH / HIGH INCOME INFILL FLORIDA MARKET – TAX-FREE STATE

HARD CORNER SIGNALIZED INTERSECTION

FORT MYERS, FL (CAPE CORAL MSA)



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In Association with ParaSell, Inc. | A Licensed Florida Broker #CQ1059597



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Heartland Dental

1701 BOY SCOUT DR, FORT MYERS, FL 33907 [↗](#)

\$3,288,000

PRICE

5.30%

CAP RATE

5.83%

2028
CAP RATE

NOI	\$174,284
LEASE TYPE	Absolute NNN
LEASE TERM REMAINING	10 Years
BUILDING SIZE	3,961 SF
LAND AREA	1.18 AC



New medical office in centralized location on the Cape Coral / Fort Myers border

A rare absolute NNN Heartland Dental with a 12-year base term lease featuring a 10% rental increase in Year 6, Year 11, and at the start of each of the four, 5-year options. The subject property features **significant frontage at the signalized intersection** of Summerlin Road and Boy Scout Drive (54,887 VPD) and is just **down the street from Page Field Commons – a 350,000 SF shopping center** with major national tenants including Sam’s Club, Trader Joe’s, Best Buy, Dick’s Sporting Goods, Marshalls, and Old Navy.



The Offering

- Brand-new 12-year absolute NNN lease with a 10% rental increase in years 6 & 11 and at the start of each extension option
- 2028 cap rate - 5.83%
- Lease signed by tenant's corporate entity – Heartland Dental, LLC
- Newly renovated with significant monies invested into the interior, equipment, new roof, parking lot, etc.
- Hard corner signalized intersection with 54K vehicles per day in very dense high-income area
- Large 1.18 acre lot at signalized intersection

Strength Of The Tenant

- Heartland Dental's 2024 revenue, reported to be in excess of \$3B, makes it the largest dental support organization in the US
- Heartland affiliates with more than 3,000 doctors in over 1,900 locations across 39 states

Excellent Residential Demographics

- Affluent Florida submarket – \$98,919 average household incomes within a 5-mile radius of the subject property
- Densely populated metro – 163,783 residents within a 5-mile radius of the subject property
- Family-friendly market that provides a natural customer base for Heartland Dental

Prominent & Proximal Tenants

- Subject property located down the street from Page Field Commons – a 350,000 SF shopping center with major national tenants including Sam's Club, Trader Joe's, Best Buy, Dick's Sporting Goods, Marshalls, and Old Navy

			CURRENT
Price			\$3,288,000
Capitalization Rate			5.30%
2028 Capitalization Rate			5.83%
Building Size (SF)			3,961
Lot Size (AC)			1.18
Scheduled Rent			\$174,284
Less			
CAM	NNN		\$0.00
Taxes	NNN		\$0.00
Insurance	NNN		\$0.00
Total Operating Expenses	NNN		\$0.00
Net Operating Income			\$174,284

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Heartland Dental
Lease Signed By	Corporate
Lease Type	Absolute NNN
Lease Term Remaining	10 Years
Rent Increases	10% In 2028, 2033, & Each Option
Rent Commencement	12/1/2023
Options	Four, 5-Year
Year Renovated	2023
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof Replacement & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	CAP RATE
Heartland Dental	3,961	12/1/2023	11/30/2028	\$174,284	\$14,524	\$174,284	5.30%
	<i>10% Increase</i>	12/1/2028	11/30/2033		\$15,976	\$191,712	5.83%
	<i>10% Increase</i>	12/1/2033	11/30/2035		\$17,574	\$210,884	6.41%
	Option 1	12/1/2035	11/30/2040		\$19,331	\$231,972	7.06%
	Option 2	12/1/2040	11/30/2045		\$21,264	\$255,169	7.76%
	Option 3	12/1/2045	11/30/2050		\$23,391	\$280,686	8.54%
	Option 4	12/1/2050	11/30/2055		\$25,730	\$308,755	9.39%
TOTALS:	3,961			\$174,284	\$14,524	\$174,284	5.30%

LEGEND



Property Boundary

3,961

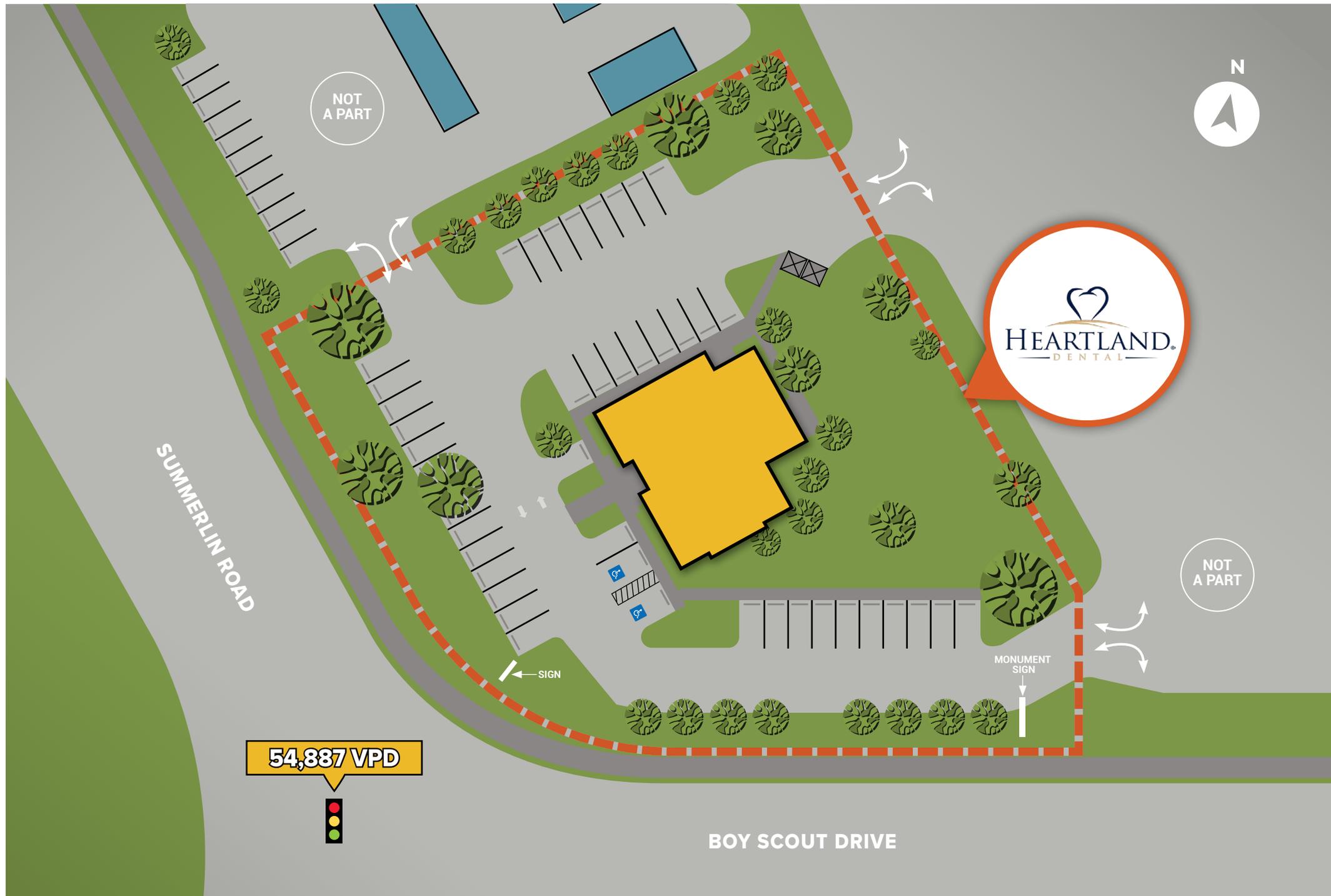
Rentable SF

1.18

Acres



Egress



The Nation’s Leading Dental Support Organization (DSO)



1,900+

TOTAL LOCATIONS
ACROSS 39 STATES

\$3 Billion

TOTAL REVENUE
IN 2024 (EST)

3,000+

TOTAL DOCTOR
AFFILIATIONS



About Heartland Dental

- Heartland Dental, LLC is the largest dental support organization (DSO) in the U.S., affiliating with more than 3,000 doctors in over 1,900 locations across 39 states and the District of Columbia
- The company is majority owned by KKR & Co. Inc. (NYSE: KKR), a leading global investment firm with over \$703 billion in private equity, credit, infrastructure, and real estate
- Based in Effingham, Illinois, and founded by Rick Workman, DMD, Heartland Dental offers supported dentists and team members continuing professional education and leadership training, along with non-clinical administrative services
- In the fiscal year 2024, the company had estimated revenues in excess of \$3 billion
- In December 2025, Heartland Dental has selected Dentira as the enterprise Lab Management Platform for supported practices. This expansion of the companies' strategic partnership marks a significant milestone in Heartland Dental's commitment to modernizing clinical operations, strengthening digital workflows, and expanding visibility across its network.

[Tenant Website](#)



-  GOVERNMENT OFFICE
-  ELEMENTARY/ MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX

DOWNTOWN FORT MEYERS
 (4.6 MILES FROM SUBJECT PROPERTY)



Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	13,429	65,648	163,783

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$71,686	\$91,934	\$98,919

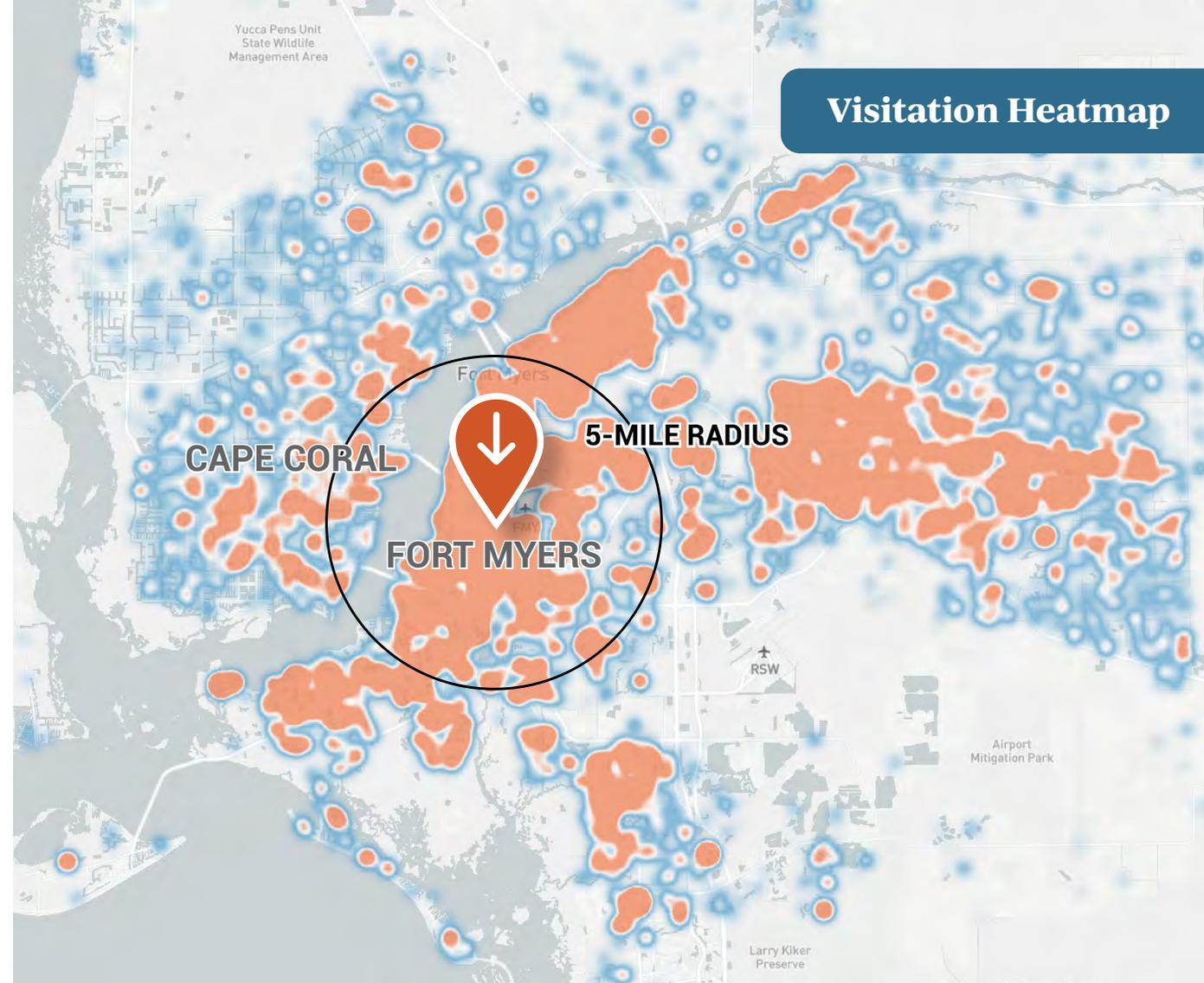
The **typical visitor** persona for individuals who visited the nearby Sam's Club in the last 12 months are individuals with **annual incomes of \$75k-\$100k**

1.4M Visits

OVER PAST 12 MONTHS AT THE NEARBY SAM'S CLUB

36 Minutes

AVERAGE DWELL TIME AT THE NEARBY SAM'S CLUB



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the nearby Sam's Club over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



Regional Map

Fort Myers, FL

A WATERFRONT CITY



822,453

CAPE CORAL MSA
ESTIMATED POPULATION

\$44.6 B

CAPE CORAL MSA GDP

About Fort Myers

- Fort Myers is the county seat of Lee County and part of the Cape-Coral-Fort Myers MSA, home to approximately 97,372 residents
- Its coastal location, situated along the Caloosahatchee River, offers residents and visitors a plethora of waterfront activities and beautiful beaches, including the renowned Fort Myers Beach and nearby Sanibel and Captiva Islands
- Tourism is a major economic driver in Fort Myers, featuring popular attractions such as the historical winter estates by Thomas Edison and Henry Ford

About Lee County

- Located along the Gulf Coast of Florida, the main higher education institutions in Lee County are Florida Gulf Coast University, Barry University, Nova Southeastern University, and Fort Myers Technical College
- The county is home to spring training facilities for the Boston Red Sox and Minnesota Twins, as well as the Southwest Florida International Airport (RSW) - 10,069,839 passengers in 2023



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