HEARTLAND
DENTAL

1173 ASHMORE BRIDGE RD GREENVILLE, SC

OFFERED FOR SALE

$4,160,000 | 5.25% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale a Heartland Dental in Greenville, SC, a newly delivered 4,200 square foot Absolute NNN dental office located at 1173 Ashmore Bridge Road in Greenville, South Carolina.
The lease is backed by a full corporate guarantee from Heartland Dental, the largest dental support organization in the United States with over 1,800 supported locations and $3.2 billion in total revenue, with zero landlord responsibilities, a 12-year term commencing June 2026, and 10% rental increases at Year 6 and Year 11 and throughout all option periods.

The property is situated in Greenville, South Carolina, one of the fastest growing and most economically dynamic mid-size metros in the Southeast, home to BMW's only US manufacturing facility, Michelin's North American headquarters, and over 300 international companies from 30 countries. The surrounding trade area delivers 90,145 residents within 5 miles at consistent average household income across all rings, reflecting a stable, established suburban consumer base with broad geographic reach and durable long-term patient demand fundamentals.

RENT SCHEDULE	TERM	RENT	PSF RENT
Current Term	1-5	$218,400	$52.00
Rent Escalation	6-10	$240,240	$57.20
Rent Escalation	11-12	$264,264	$62.92
1st Extension Term	13-17	$290,690	$69.21
2nd Extension Term	18-22	$319,759	$76.13
3rd Extension Term	23-27	$351,735	$83.75
4th Extension Term	28-32	$386,909	$92.12

NOI	$218,400
CAP RATE	5.25%
LISTING PRICE	$4,160,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	1173 Ashmore Bridge Rd, Greenville, SC 29605
Building Size (GLA)	4,200 SF
Land Size	0.98 Acres
Year Built/Renovated	2026
Signatory/Guarantor	Heartland Dental (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	6/1/2026
Lease Expiration Date	5/31/2038
Remaining Term	12 Years
Rent Escalations	10% in Year 6, 10% in Year 11 and 10% Each Option
Current Annual Rent	$218,400

90,145
PEOPLE
IN 5 MILE RADIUS

$105,292
AHHI IN
5 MILE RADIUS

10,200
VPD ON
ASHMORE BRIDGE RD

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASE | ZERO LANDLORD RESPONSIBILITIES

Absolute NNN lease with zero landlord responsibilities, providing a truly passive investment and one of the cleanest ownership structures in net lease real estate.

CORPORATE GUARANTEE | LARGEST DSO IN THE US

Backed by a full corporate guarantee from Heartland Dental, the nation's largest dental support organization with 1,800+ locations, $3.2 billion in revenue, and sponsorship from KKR.

BRAND NEW 2026 CONSTRUCTION | STRUCTURED RENT GROWTH

Brand-new 2026 construction with a fresh 12-year lease term, no deferred maintenance, and 10% rent increases in Years 6 and 11 and throughout all options.

ONE OF THE FASTEST-GROWING METROS IN THE SOUTHEAST

The Greenville-Spartanburg MSA has emerged as one of the Southeast's premier markets, surpassing 1.1 million residents following more than a decade of population and economic expansion.

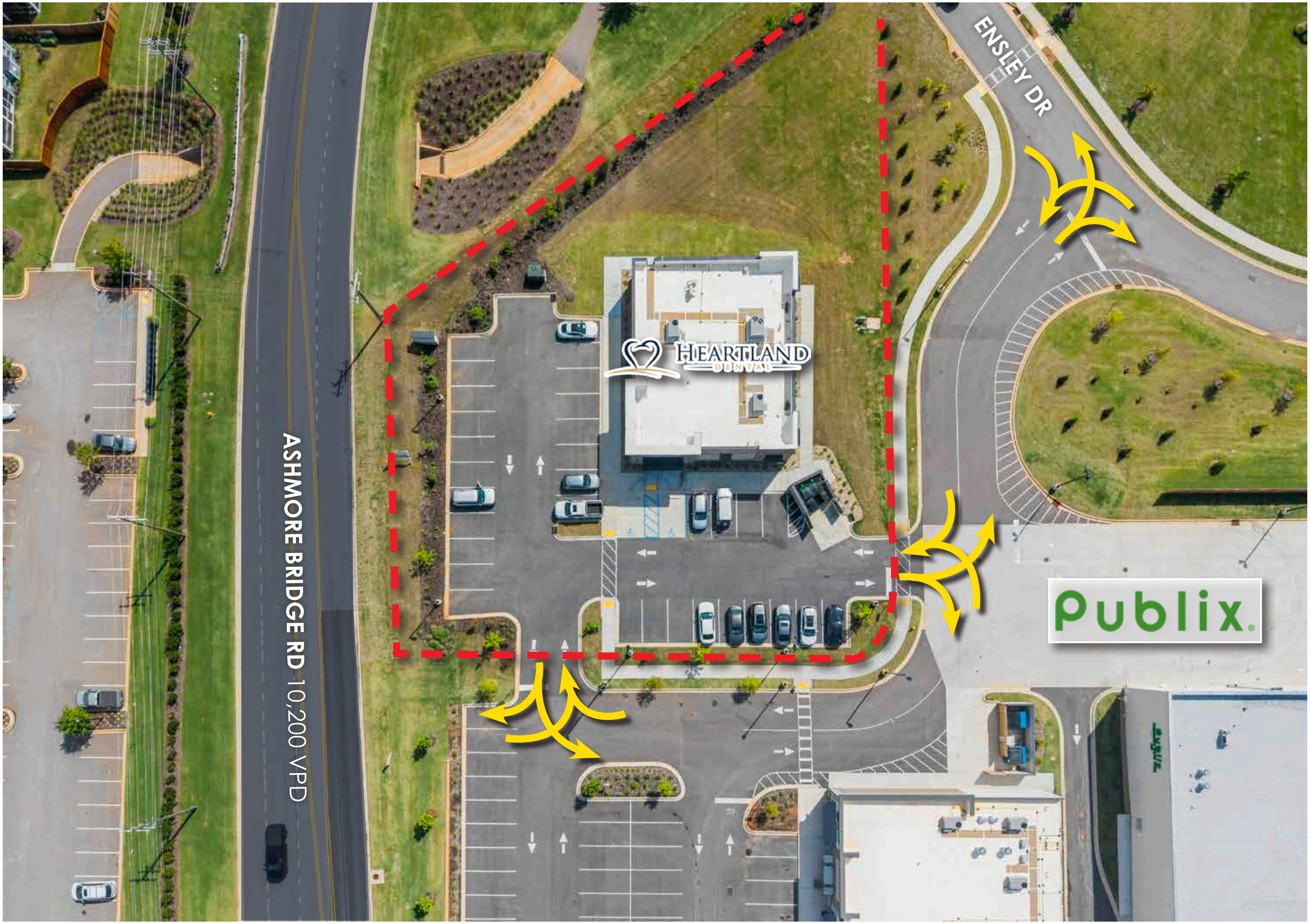
NECESSITY-BASED HEALTHCARE FORMAT | RECESSION-RESILIENT

Dental services are a needs-based healthcare category, and Heartland has demonstrated resilient performance across its 1,800-location network through multiple economic cycles.

WORLD-CLASS MANUFACTURING AND CORPORATE BASE

Greenville-Spartanburg is a globally connected manufacturing hub anchored by BMW, Michelin, and more than 300 international companies representing 30 countries.

SITE PLAN


ENSLEY DR
HEARTLAND DENTAL
ASHMORE BRIDGE RD 10,200 VPD
Publix

WEST AERIAL


LOCKHEED MARTIN
1,600 Employees
Donaldson Field Airport
SPINX
3M
FORK SHOALS RD 11,900 VPD
Great Clips
QDOBA MEXICAN EATS
Publix
HEARTLAND DENTAL
ASHMORE BRIDGE RD 10,200 VPD

PROPERTY PHOTOS (JUNE 2026)

LOCATION OVERVIEW

1 MILES

2,862
PEOPLE

$102,541
AHHI

429
EMPLOYEES

3 MILES

29,719
PEOPLE

$99,379
AHHI

10,667
EMPLOYEES

5 MILES

90,145
PEOPLE

$105,292
AHHI

32,176
EMPLOYEES

Greenville, SC stands as a vibrant suburban community renowned as the cultural hub for upstate SC. Boasting a dynamic economy, steady population growth, and diverse demographics, Greenville attracts residents and businesses alike, including BMW, Michelin, and Lockheed Martin. With a thriving mix of industries including manufacturing, healthcare, and technology, the city offers stability and resilience. Its strategic position in the upstate region ensures easy accessibility via major highways and an international airport, facilitating a broad customer base.

The presence of small businesses and community-oriented enterprises contributes to Greenville's economic stability and vibrancy. With its proximity to larger metropolitan areas like Atlanta and Charlotte, Greenville residents benefit from both suburban comfort and access to urban opportunities. In terms of real estate development, Greenville has seen measured expansion, with a balance between residential and commercial spaces. Local authorities prioritize maintaining the city's unique character while fostering responsible commercial growth to meet the needs of the community and sustain Greenville's appeal as a dynamic urban center in the upstate region of South Carolina.

TENANT SUMMARY

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 20,000 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

Corporate HQ

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Exclusively Offered By

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PRIMARY DEAL CONTACTS

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