

1544 CENTRAL AVE SUMMERVILLE, SC

HEARTLAND[®]
DENTAL



STARBUCKS[®]

OFFERED
FOR SALE

\$5,736,000 | 5.75% CAP

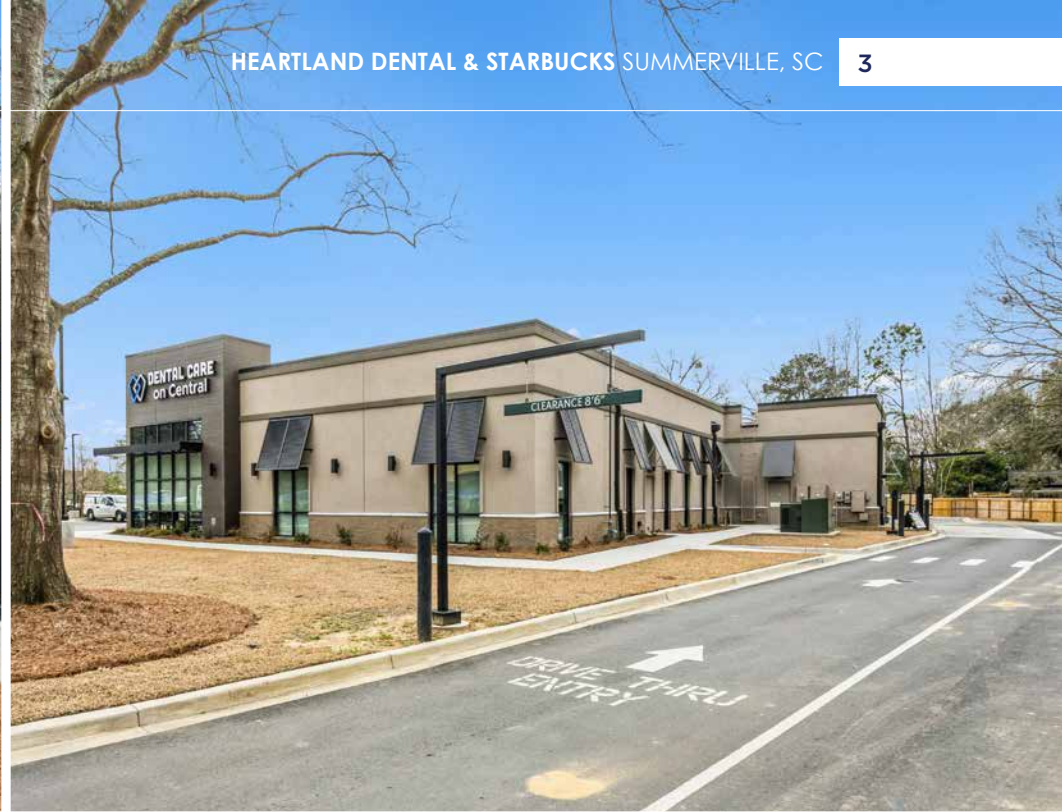


CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS[™]



PROPERTY PHOTOS (FEBRUARY 2026)



Executive Summary

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a newly constructed, two-tenant retail property located in Summerville, South Carolina. The asset is 100% leased to Heartland Dental and Starbucks under long-term, corporate-guaranteed NNN leases featuring 10% rental increases every five years. Situated across the street from a Publix anchored shopping center, the property benefits from strong visibility, high traffic counts, and excellent accessibility. The investment offers a weighted average lease term of 10 years, providing secure, long-term cash flow supported by two nationally recognized tenants.

ASSET SNAPSHOT

Address	1544 Central Ave, Summerville, SC 29483
Building Size (GLA)	6,621 SF
Land Size	0.78 Acres
Year Built/Renovated	2026
Tenants	Heartland Dental & Starbucks
Lease Type(s)	NNN
WALT	10 Years
Rental Increases	10% Every 5 Years and in Options
Occupancy	100%
Current NOI	\$329,800





ATTRACTIVE LEASE FUNDAMENTALS

- New 10-year leases with corporate guarantees
- Secure, long-term cash flow
- Four (4) five-year renewal options for Starbucks
- Four (4) five-year renewal options for Heartland Dental
- 10% rent increases every five years
- Escalations apply during base term and options
- Strong hedge against inflation and long-term income growth



STRONG CREDIT TENANTS

- Leased to two nationally recognized tenants
- Heartland Dental operates 1,800+ locations nationwide
- Diversified and stable dental services platform
- Starbucks operates 38,000+ locations worldwide
- Publicly traded on NASDAQ (SBUX)
- Strong global brand and consistent operating performance
- Durable income with low probability of default



POSITIONED IN DENSE RETAIL NODE

- Located in a dense retail corridor
- Across the street from a Publix-anchored center
- 300,000+ SF of retail within a 1-mile radius
- Nearby retailers include Publix, Family Dollar, AutoZone, and Grayco Hardware & Home Goods



NEW CONSTRUCTION

- Newly constructed multi-tenant retail asset
- Built to each tenant's current prototype and specifications
- Heartland Dental completed build-to-suit with significant capital investment
- Warranties in place
- Starbucks features modern prototype with drive-thru
- Enhanced digital and mobile ordering capabilities
- Designed for operational efficiency and long-term performance



CHARLESTON, SC MSA – HIGH-GROWTH COASTAL MARKET

- Located in the Charleston metropolitan area
- High-growth coastal market in the Southeast
- Strong population growth and job creation
- Diverse economy: tourism, logistics, manufacturing, healthcare
- Attractive quality of life and ongoing infrastructure investment
- Supports long-term retail performance and investment stability



STRONG LOCAL ECONOMIC DRIVERS

- Located in Summerville, one of the fastest-growing communities in the Charleston metropolitan area
- Strong residential and commercial development
- Near major employers including Boeing, Volvo Cars, Mercedes-Benz Vans, and the Port of Charleston
- Employment growth driving population and income expansion
- Supports long-term demand for healthcare and financial services



RENT ROLL

TENANT	SF	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	ESCALATION DATE	ESCALATIONS	RECOVERY TYPE	RENEWAL OPTIONS	OPTION RENT
Heartland Dental (10-Year Term)	4,121	5/8/2026	3/31/2036	\$44.84	\$184,800	3/7/2031	\$203,280	-PRS CAM -15% MGMT Fee	4 x 5 Years Option 1 Option 2 Option 3 Option 4	\$223,608 \$245,969 \$270,566 \$297,622
Starbucks (10-Year Term)	2,500	5/1/2026 Free Rent 12/15/2025- 4/13/2026	2/29/2036	\$58.00	\$145,000	3/1/2031	\$159,500	-PRS CAM -10% MGMT Fee	4 x 5 Years Option 1 Option 2 Option 3 Option 4	\$175,450 \$192,995 \$212,295 \$233,524



TENANT	SF	START	END	PSF	RENT		REIMBURSEMENTS		TOTAL RECOV	TOTAL ANNUAL
					MONTH	YR	TICAM	MGMT		
Heartland Dental	4,121	5/8/2026	3/31/2036	\$44.84	\$15,400	\$184,800	\$52,337	\$7,851	\$60,188	\$244,988
Starbucks	2,500	5/1/2026	2/29/2036	\$58.00	\$12,083	\$145,000	\$31,750	\$3,175	\$34,925	\$179,925
PROPERTY TOTAL	6,621				\$27,483	\$329,800	\$84,087	\$11,026	\$95,113	\$424,913

CASH FLOW	
INCOME	
Base Rent	\$329,800
Expense Recovery	\$95,113
Effective Gross Revenue	\$424,913
EXPENSES	
TICAM	\$84,087
Mgmt Fee	\$11,026
Total Expenses	\$95,113
NET OPERATING INCOME	\$329,800

- UNDERWRITING ASSUMPTIONS**
- 1) Analysis Shows a one-year snapshot of NOI
 - 2) NNN Recoveries include Taxes, Insurance, and Common Area Maintenance
 - 3) Analysis assumes Tenants' are current on PRS of TICAM with no slippage
 - 4) Starbucks has a 10% Admin/Management fee
 - 5) Heartland Dental has a 15% Admin/Management fee
 - 6) Starbucks NNN Charges are pro-rata of Heartland's NNN Estimates





HEARTLAND DENTAL FACTS

FOUNDED:	1997
OWNERSHIP:	PRIVATE (KKR)
# OF LOCATIONS:	1,800+
HEADQUARTERS:	EFFINGHAM, IL
GUARANTY:	CORPORATE

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 10,000 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, a leading global investment firm.



STARBUCKS QUICK FACTS

FOUNDED:	1971
OWNERSHIP:	PUBLIC; NASDAQ: SBUX
# OF LOCATIONS:	38,000
HEADQUARTERS:	SEATTLE, WA
GUARANTY:	CORPORATE

Starbucks is one of the world’s leading specialty coffee retailers, with more than 38,000 locations across North America, Europe, Asia-Pacific, Latin America, and the Middle East. Founded in 1971, Starbucks has built a globally recognized brand focused on premium coffee, food, and beverage offerings. Headquartered in Seattle, Washington, the company employs hundreds of thousands of partners worldwide and continues to expand both domestically and internationally. The company’s focus on high-quality products, customer experience, and strategic real estate selection has positioned it as a market leader within the quick-service restaurant sector, making Starbucks one of the most sought-after and stable tenants in the net-lease investment market.

COLUMBIA
82 MILES
1:35 DRIVE

FLORENCE

MYRTLE BEACH
90 MILES
2:30 DRIVE



AUGUSTA

1 MILES
7,228
PEOPLE
\$108,475
AHHI
1,156
TOTAL
EMPLOYEES

SUMMERVILLE



CHARLESTON
23 MILES
0:40 DRIVE

3 MILES
42,833
PEOPLE
\$108,310
AHHI
7,215
TOTAL
EMPLOYEES

5 MILES
93,383
PEOPLE
\$106,022
AHHI
23,912
TOTAL
EMPLOYEES

SAVANNAH
82 MILES
1:50 DRIVE

Charleston, SC

Charleston, South Carolina, is a historic coastal city known for its well-preserved architecture, rich cultural heritage, and Southern charm. Founded in 1670, it played a significant role in American history, especially during the colonial and Civil War eras. The city boasts cobblestone streets, antebellum mansions, and landmarks such as Fort Sumter, where the first shots of the Civil War were fired. Charleston is also renowned for its vibrant culinary scene, bustling waterfront, and warm hospitality. Today, it attracts visitors with a unique blend of historic ambiance and modern appeal, making it a popular destination for tourism, arts, and coastal living.

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Exclusively Offered By



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