



2127 W State Rd 434, Longwood, FL  
(Orlando MSA)

**OFFERED  
FOR SALE**

**\$3,152,000 | 5.15% CAP**



CONFIDENTIAL OFFERING MEMORANDUM



Actual Subject Property



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Heartland Dental in Longwood, FL. The Premises is leased to Heartland Dental for a ten year initial term with 10 years remaining. The Asset is located along State Road 434 right off of Interstate 4 in a high growth area in the Orlando MSA.



**EXCELLENT  
VISIBILITY AND  
TRAFFIC COUNTS**



**10 YEARS  
REMAINING ON  
ABS. NNN LEASE**



**LOCATED  
DIRECTLY OFF  
INTERSTATE 4**

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-5	\$162,312
Rent Escalation	Years 6-10	\$178,543
1st Extension	Years 11-15	\$196,398
2nd Extension	Years 16-20	\$216,037
3rd Extension	Years 21-25	\$237,664
4th Extension	Years 26-30	\$261,405

NOI	\$162,312
CAP	5.15%
Price	\$3,152,000

## ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	2127 W State Rd 434, Longwood, FL 32779
Building Size (GLA)	5,826 SF
Land Size	0.69 Acres
Year Built/Renovated	2022
Signator/Guarantor	Heartland Dental (Corporate; 1,800 Locations)
Rent Type	Absolute NNN
Landlord Responsibilities	None
Rent Commencement Date	3/1/2025
Lease Expiration Date	2/28/2035
Remaining Term	10 years
Rent Escalations	10% Every 5 Years and in Option Periods
Current Annual Rent	\$162,312

## Actual Subject Property



**209,391**  
PEOPLE IN  
5 MILE RADIUS



**\$110,388**  
AHHI  
1 MILE RADIUS



**131,500**  
VPD ON  
INTERSTATE 4





## INVESTMENT HIGHLIGHTS



### **RARE LEASE STRUCTURE**

One of the first Abs. NNN Leased Heartland Dentals | Corporate Guaranty by Heartland Dental | 10% Rental Increases every 5 years, including option periods



### **CORPORATE GUARANTEE FROM CREDIT WORTHY TENANT**

Heartland Dental is the largest dental support organization in the United States | Over 1,800 Locations | 2023 Total Revenue over \$3B



### **RECENTLY RENOVATED BUILDING**

The Building has been renovated and retrofitted to suit tenant's needs | New roof was installed | Transferable warranties in place



### **POSITIONED ON HIGH TRAFFICKED RETAIL CORRIDOR**

Located on State Road 434 (30,000 VPD) and near I-4 (131,500 VPD) | Over 615K SF of retail space within a 1-mile radius | Nearby Retailers include: LA Fitness, Publix, Starbucks, Truist, Burger King, etc



### **HIGH GROWTH ORLANDO MSA**

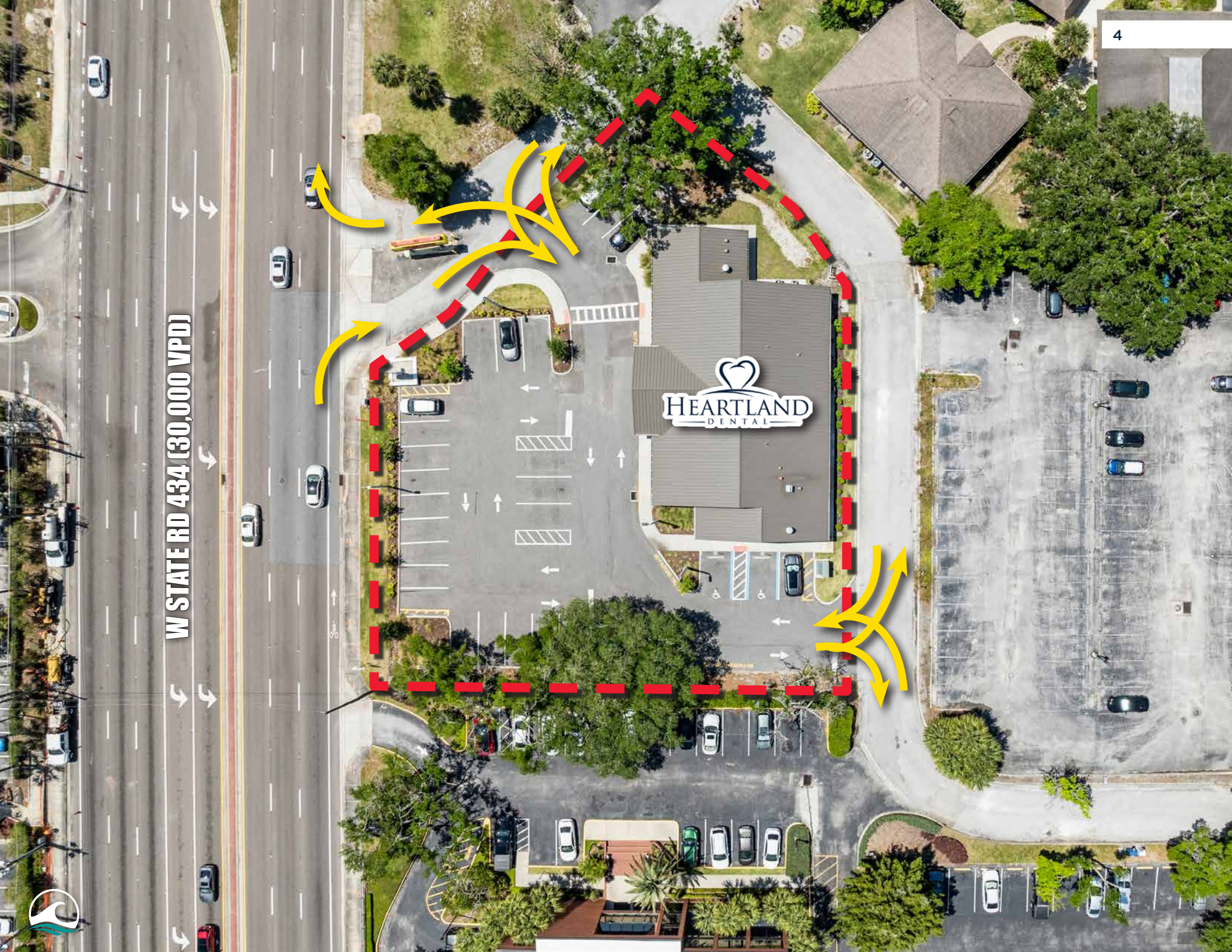
Orlando, FL region is projected to add more than 1,500 people every week for the next 11 years | Orlando was the 2nd fastest growing metro from 2022 to 2023 | 2.1% forecasted employment growth for 2024 (1.4% National Avg.)





W STATE RD 434 (30,000 VPD)

HEARTLAND  
DENTAL







IMPERIAL DYNASTY  
CHINESE & JAPANESE

The Melting Pot

KOBE  
ICHIBAN

MAINSTREET  
COMMUNITY BANK

7-ELEVEN

TRUIST

MIDFLORIDA  
Florida's community credit union

TERRAMIA RISTORANTE

Santiago's  
Bodega

STARBUCKS

BURGER KING

HEARTLAND  
DENTAL

W STATE RD 434 (30,000 VPD)





WELLS  
FARGO

LA FITNESS

Publix  
TIJUANA FLATS  
FIRST WATCH  
THE DAYTIME CAFE  
Jersey Mike's

Wendy's

BURGER  
KING

Starbucks

MIDFLORIDA  
Florida's community credit union

HEARTLAND  
DENTAL

MAINSTREET  
COMMUNITY BANK

KOBE  
JAPANESE RESTAURANT



### Largest Employers

Institution	Empl.	Institution	Empl.
1. Walt Disney World Resort	74,000	6. Publix Supermarkets	15,511
2. AdventHealth	37,000	7. University of Central Florida	12,354
3. Universal Studios	21,143	8. Lockheed Martin	10,000
4. Orlando Health	19,657	9. Siemens Energy	5,541
5. Orlando Int'l Airport	15,783	10. Westgate Resorts	4,975

Longwood, FL



Orlando, FL  
10 Miles | 0:20 Drive

Walt Disney World  
21 Miles | 0:35 Drive

Lakeland, FL  
55 Miles | 1:19 Drive

Tampa, FL  
80 Miles | 1:40 Drive

### Demographics

	1 Mile	3 Miles	5 Miles
Population	7,952	84,391	209,391
Households	3,592	35,276	86,578
Avg. Household Income	\$110,388	\$100,266	\$103,195
Annual Budget Expenditures	\$341M	\$3.06B	\$7.72B

## HEARTLAND DENTAL

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.

## 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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