



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

OFFERED
FOR SALE

\$3,152,000 | 5.15% CAP



CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

Actual Subject Property



HEARTLAND
DENTAL

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	\$237,6641
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
Signor/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

2127 W STATE RD 434
LONGWOOD, FL

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Largest Employers

Institution

1. Walt Disney World Resort
2. AdventHealth
3. Universal Studios
4. Orlando Health
5. Orlando Int'l Airport

Employ. Institution

74,000	6. Publix Supermarkets	15,511
37,000	7. University of Central Florida	12,354
21,143	8. Lockheed Martin	10,000
19,657	9. Siemens Energy	5,541
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

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



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Exclusively Offered By



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