



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

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

CAPE CORAL, FL

# Heartland Dental

HIGH INCOME / HIGH GROWTH FLORIDA MARKET  
RARE ABSOLUTE NNN LEASE – 10-YEAR EXTENSION

## CORALWOOD SHOPPING CENTER

2.8 million visits in the past 12 months, per Placer.ai



DEL PRADO BOULEVARD SOUTH

52,000 VPD

FORT MYERS  
7.9 MILES



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

## Listing Team

### JOHN ANDREINI

ja@cppcre.com  
PH: 415.274.2715  
CA DRE# 01440360

### KIRBY DEDERIAN

kirby@cppcre.com  
PH: 415.231.0598  
CA DRE# 02095008

### SCOTT REID PARASELL, INC.

scott@parasellinc.com  
PH: 949.942.6585  
FL LIC# BK3457599

In Association with ParaSell, Inc.  
PH: 949.942.6585  
A Licensed Florida Broker  
#CQ1059597

Copyright ©2026 CP Partners Commercial Real Estate, Inc.  
California DRE LIC# 01499268

## Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners, CP Partners Commercial Real Estate, Inc., and ParaSell, Inc. (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.

# Heartland Dental

2139 DEL PRADO BLVD S, CAPE CORAL, FL 33990 

**\$3,312,000**

PRICE

**5.15%**

CAP RATE

NOI **\$170,560**

LEASE TYPE **Absolute NNN**

LEASE TERM REMAINING **10 Years**

BUILDING SIZE **4,558 SF**

LAND AREA **1.21 AC**



## Newly renovated single-tenant medical office building

A corporate Heartland Dental on a brand-new 10-year absolute NNN lease extension featuring 10% rental increases every 5 years and four, 5-year extension options. The subject property serves as an **outparcel to Coralwood Shopping Center**, a **1.5M SF** center that had over **2.8M visitors** in the past 12 months, per Placer.ai.

## The Offering

- Brand-new 10-year absolute NNN lease extension featuring 10% rental increases every 5 years
- Lease signed by tenant's corporate entity – Heartland Dental, LLC
- Hard corner positioning exposed to 52,000 vehicles per day in a dense, high income area
- Tenant pays all common area maintenance directly
- Large 1.21 acre lot
- No Use Restrictions - Standalone parcel that is not subject to CC&R's of adjacent shopping center

## 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 2,800 doctors in over 1,800 locations across 38 states

## Excellent Residential Demographics

- \$102,085 average household incomes within a 1-mile radius of the subject property
- 194,469 residents within a 5-mile radius of the subject property
- Ideal location in family-friendly market that provides a natural customer base for Heartland Dental

## Trophy Real Estate

- In front of the 100% leased Coralwood Shopping Center, but is not subject to use restrictions – a 1.5M SF center that had over 2.8M visitors over last 12 months
- National retailers at the center include ALDI, Home Goods, Hobby Lobby, Burlington, and Ulta



| CURRENT                     |              |                    |
|-----------------------------|--------------|--------------------|
| <b>Price</b>                |              | <b>\$3,312,000</b> |
| <b>Cap Rate</b>             |              | <b>5.15%</b>       |
| Building Size (SF)          |              | 4,558              |
| Lot Size (SF)               |              | 1.21               |
| <b>Stabilized Income</b>    |              |                    |
| Scheduled Rent              |              | \$170,560          |
| <b>Less</b>                 | <b>\$/SF</b> |                    |
| CAM                         | NNN          | \$0.00             |
| Taxes                       | NNN          | \$0.00             |
| Insurance                   | NNN          | \$0.00             |
| Total Operating Expenses    | NNN          | \$0.00             |
| <b>Net Operating Income</b> |              | <b>\$170,560</b>   |

| LEASE ABSTRACT        |                         |
|-----------------------|-------------------------|
| Premise & Term        |                         |
| Tenant                | Heartland Dental        |
| Lease Signed By       | Heartland Dental, LLC   |
| Lease Type            | Absolute NNN            |
| Lease Term            | 10 Years                |
| Rent Increases        | 10% Every 5 Years       |
| Options               | Four, 5-year            |
| Year Renovated        | 2022                    |
| 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 & Structure      | Tenant's Responsibility |

## 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).

| Tenant Info      |              | Lease Terms |           | Rent Summary |              |             |                 |              |
|------------------|--------------|-------------|-----------|--------------|--------------|-------------|-----------------|--------------|
| Tenant Name      | Sq. Ft.      | Term Years  |           | Current Rent | Monthly Rent | Yearly Rent | Monthly Rent/ft | Year Rent/ft |
| Heartland Dental | 4,558        | 4/22/2022   | 2/28/2030 | \$170,560    | \$14,213     | \$170,560   | \$3.12          | \$37.42      |
|                  | 10% Increase | 3/1/2030    | 2/28/2035 |              | \$15,635     | \$187,616   | \$3.43          | \$41.16      |
|                  | Option 1     | 3/1/2035    | 2/29/2040 |              | \$17,198     | \$206,378   | \$3.77          | \$45.28      |
|                  | Option 2     | 3/1/2040    | 2/28/2045 |              | \$18,918     | \$227,015   | \$4.15          | \$49.81      |
|                  | Option 3     | 3/1/2045    | 2/28/2050 |              | \$20,810     | \$249,717   | \$4.57          | \$54.79      |
|                  | Option 4     | 3/1/2050    | 2/28/2055 |              | \$22,891     | \$274,689   | \$5.02          | \$60.27      |
| TOTALS:          |              | 4,558       |           | \$170,560    | \$14,213     | \$170,560   | \$3.12          | \$37.42      |

# Shopping Center Site Plan

## LEGEND



Property  
Boundary

**1.5M**

Shopping Center  
SF

**34.44**

Acres



Egress

Subject property is a standalone  
parcel that is **NOT** subject to the  
use restrictions providing optimal  
re-leasing flexibility in the future



## LEGEND



Property  
Boundary

**4,558**  
Rentable SF

**1.21**  
Acres

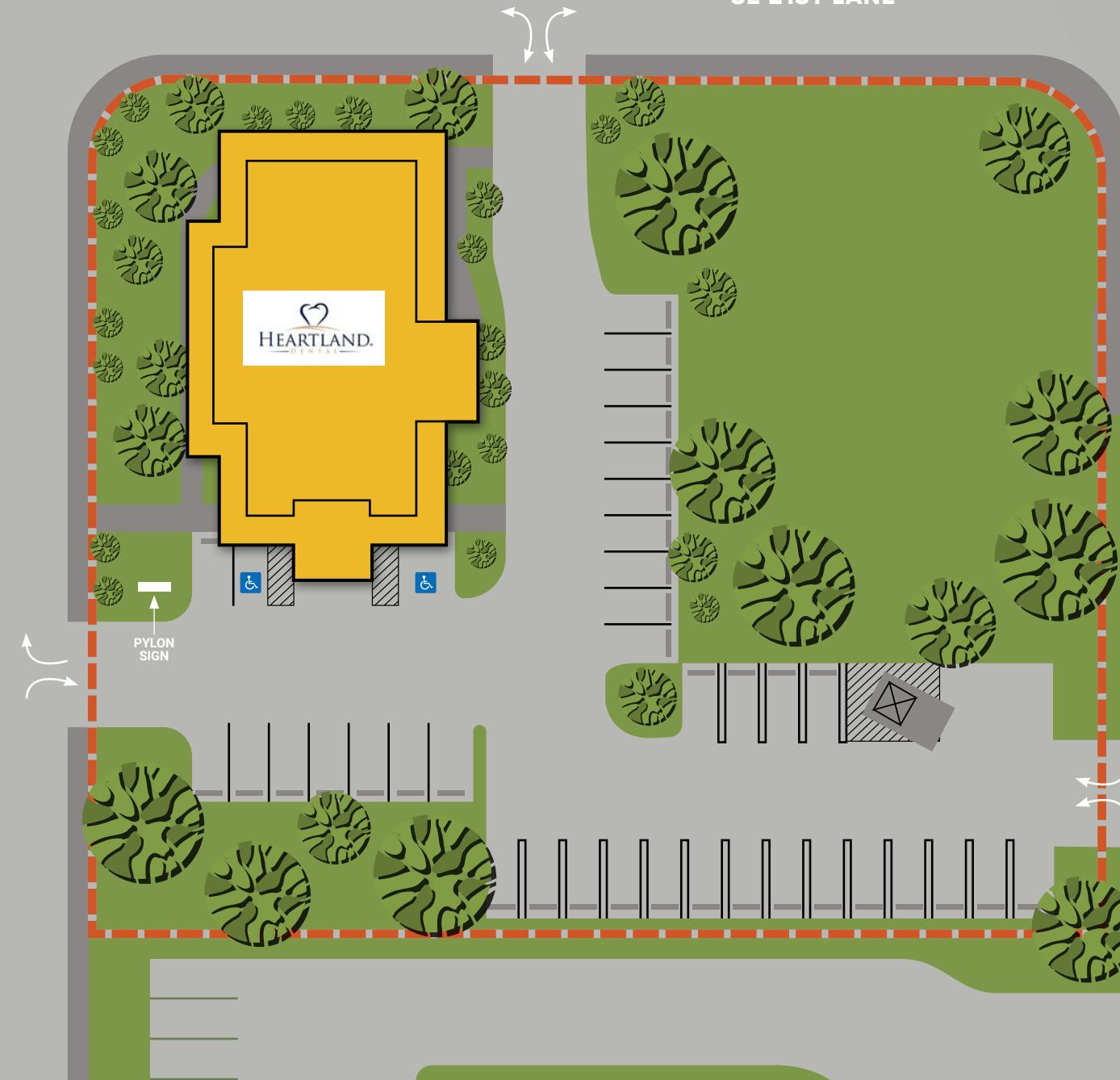
**38**  
Parking Spaces



Egress



DEL PRADO BOULEVARD



SE 16TH PLACE

# A leading dental support organization (DSO)



**1,800+**

TOTAL LOCATIONS  
ACROSS 38 STATES

**\$3 Billion**

TOTAL REVENUE  
IN 2024 (EST)

**2,800+**

TOTAL DOCTOR  
AFFILIATIONS



## About Heartland Dental

- Heartland Dental, LLC is the largest dental support organization (DSO) in the U.S., affiliating with more than 2,800 doctors in over 1,800 locations across 38 states and the District of Columbia
- The company is majority owned by KKR & Co. Inc., a leading global investment firm with over \$675 billion in total transaction value
- 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 2023, Heartland Dental constructed and received certificates of occupancy on a record-breaking 94 state-of-the-art dental practices comprising new supported offices in high-growth markets across the country and expanded relocations of existing offices to support their further growth. These facilities, which are already open or opening in Q1 of 2024, are focused on increasing access to dental care by adding 1,130 new dental operators at supported practices in states such as Idaho, Texas, Florida, Illinois, Georgia, Colorado, Arizona, North Carolina, South Carolina, Pennsylvania, Nevada, Ohio, and more. In addition, Heartland added 33 of the nation's leading dental practices through its affiliation program.

[Tenant Website](#) 





Located in  
the thriving  
Cape Coral-  
Fort Myers  
MSA

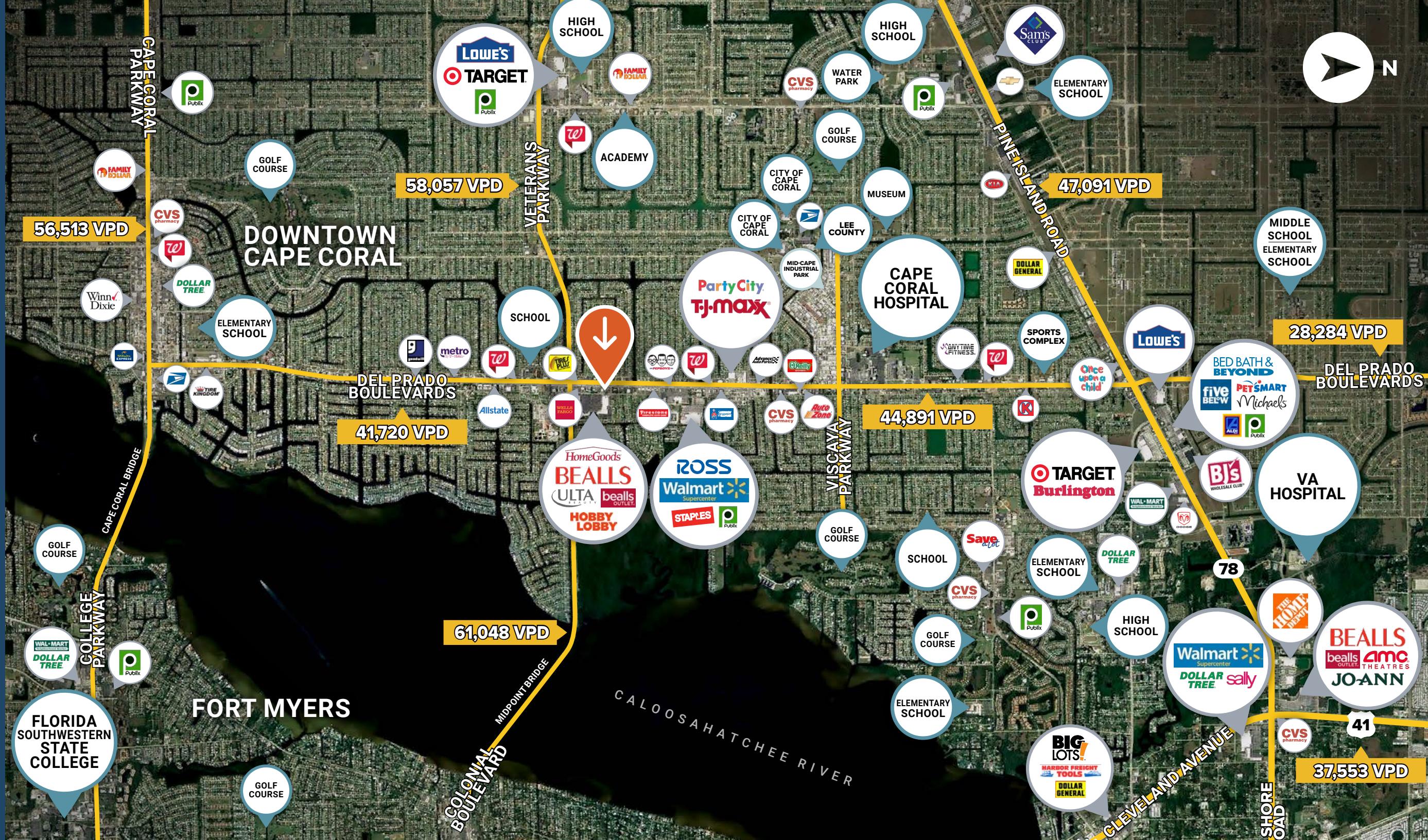
52,000

VEHICLES PER DAY ALONG  
DEL PRADO BLVD S

7.9 miles

TO FORT MYERS

## Immediate Trade Area



### Ring Radius Population Data

|      | 1-MILE | 3-MILES | 5-MILES |
|------|--------|---------|---------|
| 2024 | 7,175  | 67,662  | 194,469 |

### Ring Radius Income Data

|         | 1-MILE    | 3-MILES  | 5-MILES  |
|---------|-----------|----------|----------|
| Average | \$102,085 | \$91,765 | \$94,629 |
| Median  | \$79,816  | \$71,464 | \$69,501 |

The **typical visitor** persona for individuals who visited the adjacent Coralwood Shopping Center in the last 12 months are individuals with **annual incomes of \$75k-\$100k**

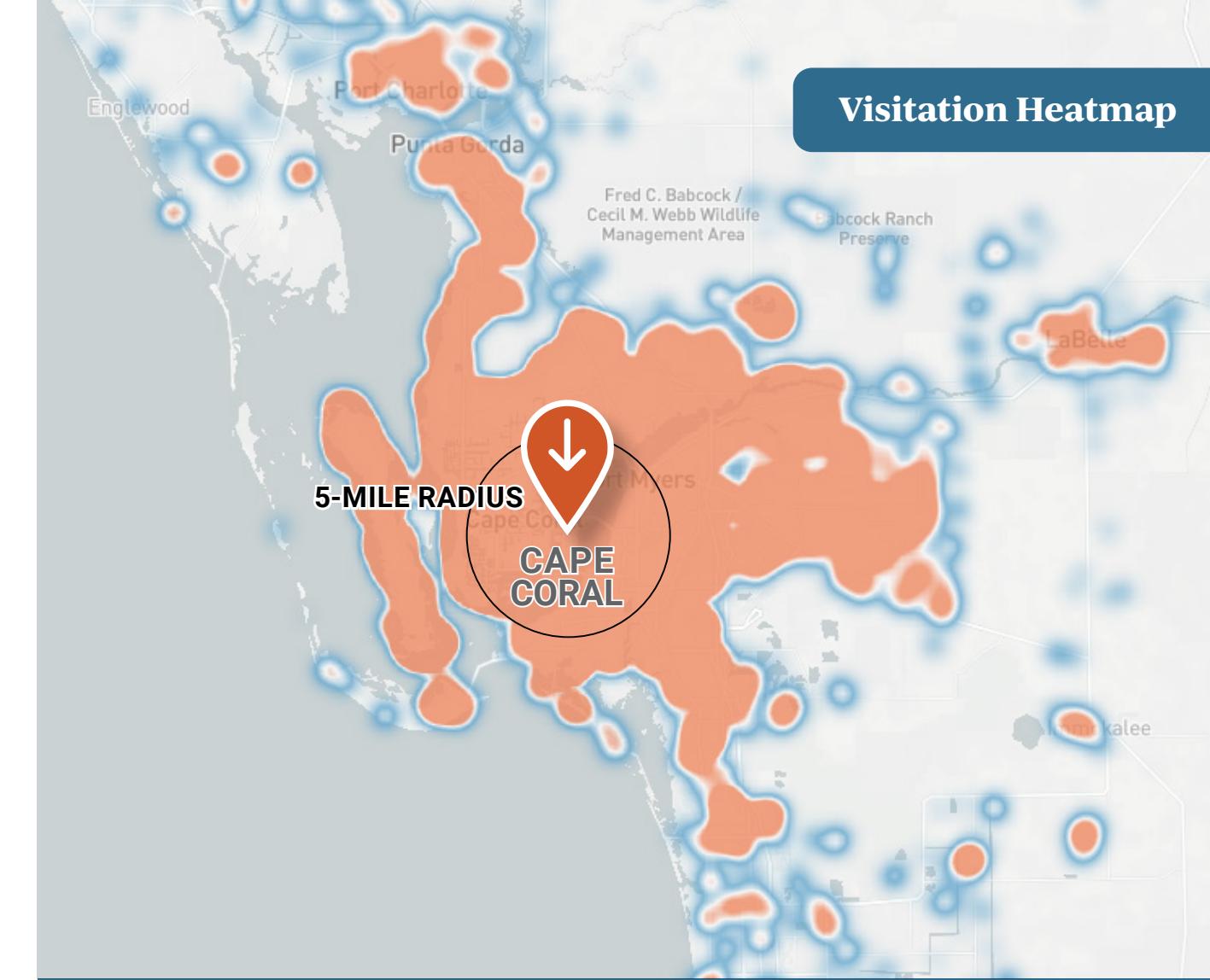
**2.8M Visits**

OVER PAST 12 MONTHS AT THE ADJACENT CORALWOOD SHOPPING CENTER

**59 Minutes**

AVERAGE DWELL TIME AT THE ADJACENT CORALWOOD SHOPPING CENTER

### Visitation Heatmap



The shading on the map above shows the **home location of people who visited the adjacent Coralwood Shopping Center 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.

# Cape Coral, Florida



## A Waterfront City

- Nestled along the western shores of Florida with an estimated population of 216,992 people
- Cape Coral is largest city between Tampa and Miami, county seat of Lee County, and principal city of the Cape Coral-Fort Myers MSA
- Main industries in Cape Coral include health care services, retail, real estate, and construction
- Downtown Cape Coral hosts a number of charming restaurants, endless shopping, and family-fun attractions including Sun Splash Family Water Park and Mike Greenwell's Family Fun

## Extensive Waterways

- The city has over 400 miles of navigable waterways, more than any other in the world
- The extensive canal system is deeply tied to the culture of the city and provides access to the Gulf of Mexico, tropical islands, and popular fishing spots

## Lee County

- Located along the Gulf Coast of Florida with a population of 786,684 residents
- Lee County has several options for higher education, including Florida Gulf Coast University, Barry University, Nova Southeastern University, Fort Myers Technical College, and many more
- The county is home to spring training facilities for both the Boston Red Sox and Minnesota Twins
- Within Lee County is Southwest Florida International Airport, which provides both domestic and international travel for over 8.37 million passengers each year

**822,453**

CAPE CORAL MSA  
ESTIMATED POPULATION

**\$44.6 B**

CAPE CORAL MSA GDP



**SOUTH VENICE**

**Regional Map**

**PORTCHARLOTTE**

**LABELLE**

**CAPECORAL**

**FT. MYERS**

**FT. MYERS BEACH**

**BONITASPRINGS**

**GULFOFMEXICO**



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

## Listing Team

### JOHN ANDREINI

ja@cppcre.com  
PH: 415.274.2715  
CA DRE# 01440360

### KIRBY DEDERIAN

kirby@cppcre.com  
PH: 415.231.0598  
CA DRE# 02095008

### SCOTT REID PARASELL, INC.

scott@parasellinc.com  
PH: 949.942.6585  
FL LIC# BK3457599

In Association with ParaSell, Inc.  
PH: 949.942.6585  
A Licensed Florida Broker  
#CQ1059597