



8671 US-17
Myrtle Beach, SC

OFFERED FOR SALE
\$3,115,000 | 6.10% CAP



 **Atlantic**
CAPITAL PARTNERS™

CONFIDENTIAL
OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Heartland Dental in Surfside Beach, SC. The Premises is leased to Heartland Dental for a ten year initial term with three (3) five (5) year extensions remaining. The Asset was recently constructed and is located in a dense retail node in Myrtle Beach, SC.



**10-YR
LEASE**



**POSITIONED IN
RETAIL NODE**



**HIGH GROWTH
MYRTLE BEACH, SC**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$190,000
Rent Escalation	6-10	\$209,000
1st Option Term	11-15	\$229,900
2nd Option Term	16-20	\$252,890
3rd Option Term	21-25	\$278,179

NOI	\$190,000
CAP	6.10%
PRICE	\$3,115,000



ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	8671 US-17, Myrtle Beach, SC 29575
Building Size (GLA)	3,500 SF
Land Size	0.89 Acres
Year Built/Renovated	2025
Signator/Guarantor	Heartland Dental (Corporate)
Rent Type	NN
Landlord Responsibilities	Roof & Structure
Rent Commencement Date	TBD
Lease Expiration Date	TBD
Remaining Term	10 Years
Rent Escalations	10% Every 5 Years and in Option Periods
Current Annual Rent	\$190,000



101,945 PEOPLE
IN 5 MILE RADIUS



\$119,945 AHHI
IN 1 MILE RADIUS



47,700 VPD
ON US-17



ATTRACTIVE LEASE FUNDAMENTALS

Strong NN Heartland Dental Lease Format | Minimal landlord Responsibilities | 10 Year lease with three (3) five (5) year extensions | 10% Rental Increases every 5 years and in extensions



LARGEST DENTAL ORGANIZATION GUARANTY

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



MYRTLE BEACH - TOP TOURIST DESTINATION

Top Tourist Destination in the Country - The Grand Strand, which includes Myrtle Beach, hosts approximately 19 million tourists annually | Myrtle Beach ranked third on most popular tourist destinations for Americans by Trip Advisor in 2021 | Home to 25 international companies, in the top 10 for Foreign Direct Investment | The subject property is approximately 30 miles north of the Grand Strand



SITE IS SURROUNDED BY THOUSANDS OF STUDENTS & HOMES

Within 4 miles of the site are three schools with over 550 students at each | The total student count from Burgess Elementary, St James Intermediate School, and Socastee Middle School is over 2,000 providing a built in customer base | Surrounded by thousands of homes and apartments, including Sunscapes (324 apartments) and Village at Queens Harbor (184 Condos)



WELL POSITIONED IN A HEALTHY RETAIL NODE

The site is located at a lighted intersection in a top performing trade area | Over 1.3MSF of retail space in a 1-mile radius with a vacancy rate of 0.5% | Nearby national retailers include: Walmart Supercenter, Lowe's Home Improvement, Lowe's Foods, Kohl's, Target, Marshalls, and more



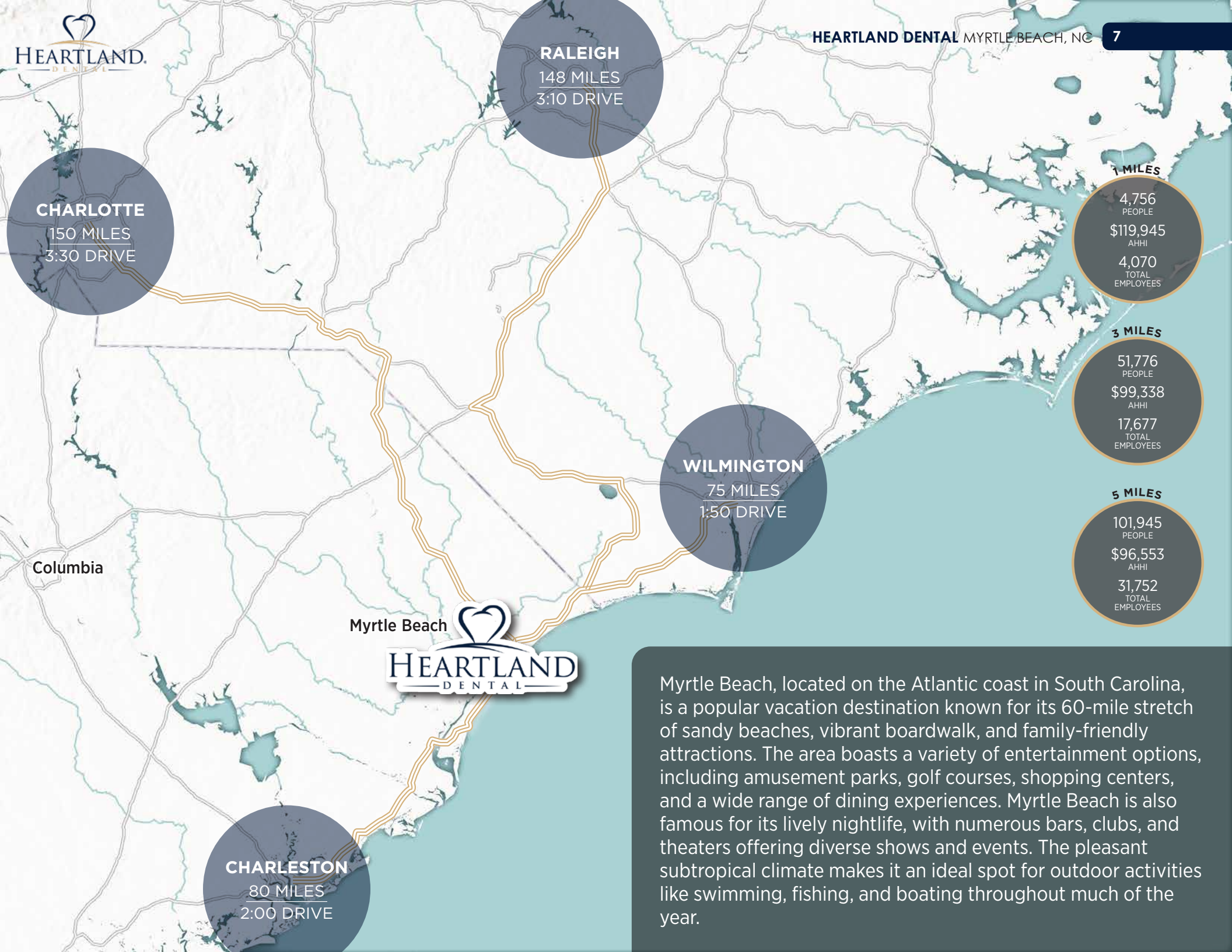
AFFLUENT NEIGHBORHOOD IN MYRTLE BEACH

AHHI exceeds \$119k in a 1-mile radius | Over 40K people live in a 3-mile radius, which has grown at an annual rate of 2.9% over the last 5 years (According to CoStar.com) | Myrtle Beach has been named the fastest growing City in the US for 3rd straight year (U.S. News & World Report 2023) | 42% increases from 2010









Myrtle Beach, located on the Atlantic coast in South Carolina, is a popular vacation destination known for its 60-mile stretch of sandy beaches, vibrant boardwalk, and family-friendly attractions. The area boasts a variety of entertainment options, including amusement parks, golf courses, shopping centers, and a wide range of dining experiences. Myrtle Beach is also famous for its lively nightlife, with numerous bars, clubs, and theaters offering diverse shows and events. The pleasant subtropical climate makes it an ideal spot for outdoor activities like swimming, fishing, and boating throughout much of the year.

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 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.



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



PRIMARY DEAL CONTACTS

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