HEARTLAND DENTAL

1575 SILVER BLUFF RD AIKEN, SC

OFFERED FOR SALE

$4,240,000 | 5.25% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale a Heartland Dental in Aiken, SC, a newly delivered 4,184 square foot Absolute NNN dental office located at 1575 Silver Bluff Road in Aiken, South Carolina.

The lease is backed by a full corporate guarantee from Heartland Dental, the largest dental support organization in the United States with over 1,800 supported locations and $3.2 billion in total revenue, with zero landlord responsibilities, a 12 year term commencing June 2026, and 10% rental increases at Year 6 and Year 11 and throughout all option periods.

The property serves an exceptionally affluent immediate trade area with average household income of $148K within 1 mile, reflecting Heartland's deliberate site selection in high income suburban markets with strong patient demand fundamentals.

RENT SCHEDULE	TERM	RENT	PSF RENT
Current Term	1-5	$222,600	$53.20
Rent Escalation	6-10	$244,860	$58.52
Rent Escalation	11-12	$269,346	$64.38
1st Extension Term	13-17	$296,281	$70.81
2nd Extension Term	18-22	$325,909	$77.89
3rd Extension Term	23-27	$358,500	$85.68
4th Extension Term	28-32	$394,349	$94.25

NOI	$222,600
CAP RATE	5.25%
LISTING PRICE	$4,240,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	1575 Silver Bluff Rd, Aiken, SC 29803
Building Size (GLA)	4,184 SF
Land Size	0.88 Acres
Year Built/Renovated	2026
Signatory/Guarantor	Heartland Dental (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	6/10/2026
Lease Expiration Date	6/30/2038
Remaining Term	12 Years
Rent Escalations	10% in Year 6, 10% in Year 11 and 10% Each Option
Current Annual Rent	$222,600

47,232
PEOPLE
IN 5 MILE RADIUS

$148,676
AHHI IN
1 MILE RADIUS

6,700
VPD ON
SILVER BLUFF RD

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASE | ZERO LANDLORD RESPONSIBILITIES

Absolute NNN lease with zero landlord responsibilities, providing a truly passive investment and one of the cleanest ownership structures in net lease real estate.

CORPORATE GUARANTEE | LARGEST DSO IN THE US

Backed by a full corporate guarantee from Heartland Dental, the nation's largest dental support organization with 1,800+ locations, $3.2 billion in revenue, and sponsorship from KKR.

BRAND NEW 2026 CONSTRUCTION | STRUCTURED RENT GROWTH

Brand-new 2026 construction with a fresh 12-year lease term, no deferred maintenance, and 10% rent increases in Years 6 and 11 and throughout all options.

EXCEPTIONAL IMMEDIATE AFFLUENCE | $148K AHHI WITHIN 1 MILE

Affluent trade area with average household income of $148K within 1 mile and $110K within 5 miles, supporting strong long-term patient demand.

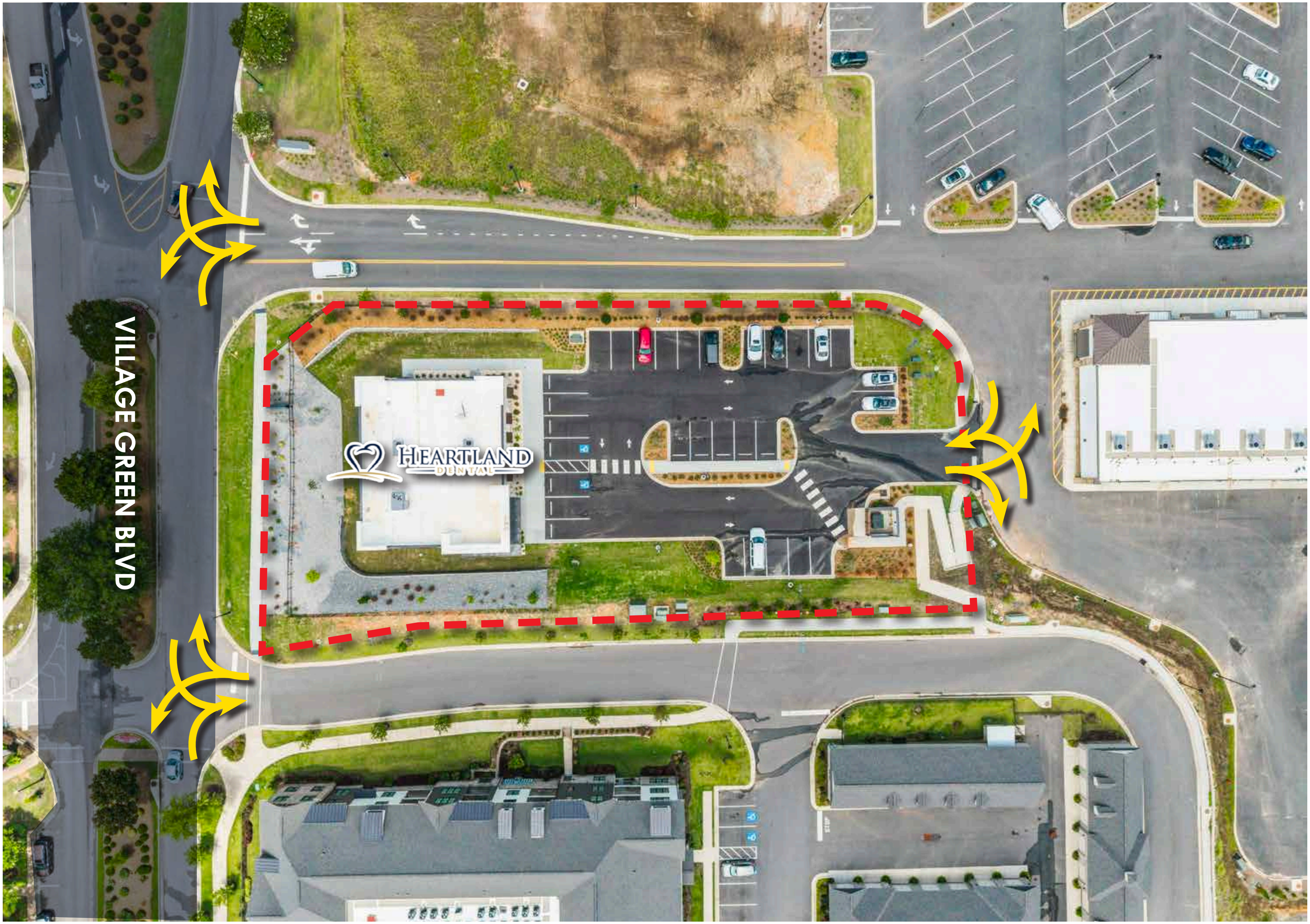
NECESSITY-BASED HEALTHCARE FORMAT | RECESSION-RESILIENT

Dental services are a needs-based healthcare category, and Heartland has demonstrated resilient performance across its 1,800-location network through multiple economic cycles.

AUGUSTA MSA | 18 MILES FROM A MAJOR REGIONAL MARKET

Aiken is located 18 miles from Augusta, a 600,000+ resident regional hub anchored by Ft Eisenhower, Augusta University Medical Center, and the Masters Tournament.

SITE PLAN



SOUTHEAST AERIAL

HEARTLAND DENTAL

PROPERTY PHOTOS (JUNE 2026)

LOCATION OVERVIEW

The Augusta–Aiken MSA, encompassing portions of Georgia and South Carolina, is home to over 435,000 residents and continues to experience steady population and employment growth. Anchored by Augusta University, Savannah River Site (11,000+ employees), and Fort Eisenhower (formerly Fort Gordon), the region boasts a diverse, recession-resistant economy driven by healthcare, education, defense, and advanced manufacturing. The area's median household income exceeds $67,000, supported by consistent in-migration from larger metros such as Atlanta, Columbia, and Charlotte seeking affordable housing and strong job opportunities.

	1 MILES	3 MILES	5 MILES
PEOPLE	2,840	23,657	47,232
AHHI	$148,676	$120,937	$109,993
TOTAL EMPLOYEES	602	9,087	16,770

TENANT SUMMARY

Corporate HQ

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 20,000 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.

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

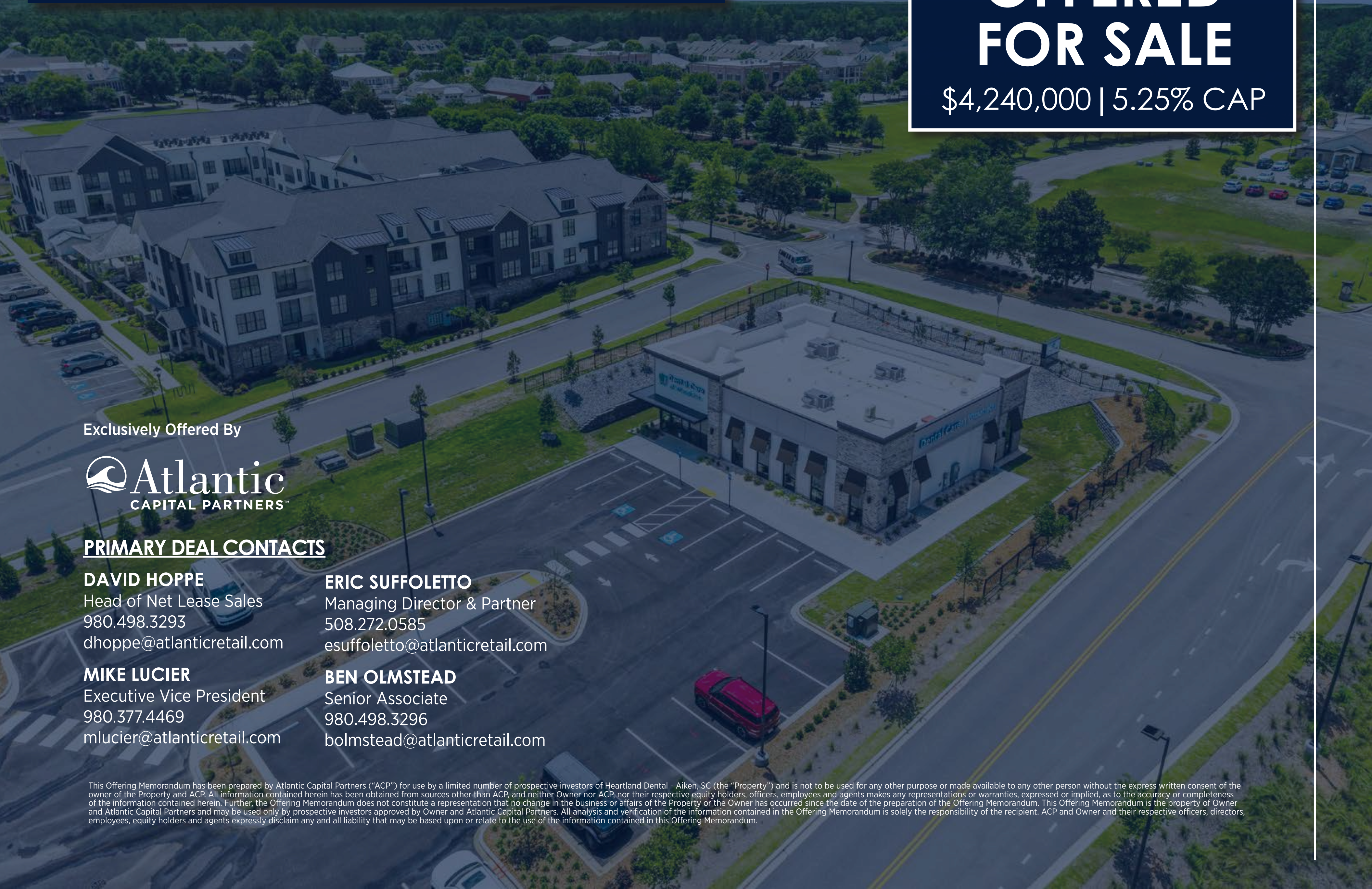
2,700+
Support Doctors Nationally

1,800+
Support Offices Nationally

HEARTLAND DENTAL QUICK FACTS	
Founded	1997
Ownership	Private (KKR)
Number of Locations	1,800+
Headquarters	Effingham, IL
Guaranty	Corporate

HEARTLAND DENTAL

1575 SILVER BLUFF RD AIKEN, SC



OFFERED FOR SALE

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Exclusively Offered By

Atlantic CAPITAL PARTNERS™

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