

**Publix**

**BUFFALO WILD WINGS**  
**Great Clips**  
NAIL SALON  
UMAMI WAY

**FIVE GUYS**  
**SUPER CHIX**  
Jimmy John's

**LOWE'S**

KENSINGTON (139 HOMES)  
CREEKSIDE AT MULBERRY PARK (135 HOMES)

**HEARTLAND DENTAL**

**CHASE**

**MILLER'S ALE-HOUSE**  
**FIRST WATCH**  
**FIFTH THIRD BANK**  
COMING SOON

**Hwy 211**  
20,400 VPD

OFFERING MEMORANDUM

**HEARTLAND DENTAL**

**HEARTLAND DENTAL**

**BRASELTON (ATLANTA MSA), GA**

**Marcus & Millichap**  
TAYLOR MCMINN  
RETAIL GROUP

SUBJECT PROPERTY

# OFFERING SUMMARY



1046 BRASELTON VILLAGE PARKWAY, BRASELTON, GA 30517

<b>THE OFFERING</b>	
<b>\$4,121,000</b>	<b>5.30%</b>
<b>PRICE</b>	<b>CAP</b>
<b>NOI</b>	\$218,400
<b>RENTABLE SQ FT.</b>	4,200
<b>YEAR BUILT</b>	2025
<b>LOT SIZE (AC)</b>	1.23 AC
<b>TENANT TRADE NAME</b>	Heartland Dental
<b>LEASE GUARANTOR ENTITY</b>	Corporate (1,800 locations)
<b>LEASE TYPE</b>	Absolute NNN Lease
<b>LEASE TERM</b>	12 Years
<b>RENT COMMENCEMENT DATE</b>	December 12, 2025
<b>LEASE EXPIRATION DATE</b>	December 31, 2037
<b>TERM REMAINING ON LEASE</b>	12 Years
<b>RENT INCREASES</b>	10% Increase in Year 6 & 11 and in each of the four, 5 year option periods
<b>NUMBER OF OPTIONS</b>	Four, 5 Year Option Periods
<b>TENANT RESPONSIBILITIES</b>	Taxes, Insurance, Utilities, Roof, Structure, Parking Lot, and HVAC
<b>LANDLORD RESPONSIBILITIES</b>	100% No Landlord Responsibilities

<b>RENT SCHEDULE</b>		
<b>BASE RENT</b>	<b>NOI</b>	<b>RETURN</b>
<b>YEARS 1-5</b>	\$218,400	5.30%
<b>YEARS 6-10</b>	\$240,240	5.83%
<b>YEARS 11-12</b>	\$264,264	6.41%
<b>OPTION RENT</b>	<b>NOI</b>	<b>RETURN</b>
<b>YEARS 13-17 (OPTION 1)</b>	\$290,690	7.05%
<b>YEARS 18-22 (OPTION 2)</b>	\$319,759	7.76%
<b>YEARS 23-27 (OPTION 3)</b>	\$351,735	8.53%
<b>YEARS 28-32 (OPTION 4)</b>	\$386,909	9.39%



# INVESTMENT HIGHLIGHTS

## OUTPARCEL TO NEW PUBLIX & LOWE'S HOME IMPROVEMENT SHOPPING CENTER

- This Heartland Dental is located on Highway 211 (20,400 VPD) at the signalized entrance to a Publix & Lowe's Home Improvement Shopping Center that opened in 2025.
- The Heartland is part of Braselton Village, a 32AC mixed use development that includes a Publix and Lowe's Home Improvement Shopping Center, 187K SF of retail, 151 homes, and multi-family Communities.

## DIRECTLY ACROSS FROM CHATEAU ELAN (500,000 ANNUAL VISITORS)

- The subject property is directly across from Chateau Elan featuring over 2,000 homes, an award winning winery and the 394 room resort.
- Chateau Elan is an award-winning winery and culinary destination nestled in the rolling foothills of North Georgia that attracts over 500,000 visitors annually.

## INTERSTATE LOCATION (I-85: 78,000 VPD) SURROUNDED BY NEW DEVELOPMENTS & EXPANSION

- GA DOT is undergoing a widening project of Hwy 211 and Interstate 85. This is a \$141.9M investment that will widen the interstate from 2 lanes to 3.
- Several major residential projects are ongoing or have recently delivered within close proximity to Braselton Village including Broadmoor (384 homes), Kensington (139 homes), and Creekside at Mulberry Park (135 homes).
- Amazon recently opened an approximately 600,000 square foot distribution facility in Braselton, bringing more than 500 full time jobs to the trade area
- Northeast Georgia Medical Center Braselton also recently opened just over a mile from this Heartland Dental (118 Beds & 11,000 staff members)

## AFFULENT NORTH ATLANTA SUBURB | 5 MILE POP GROWTH: 36.38% & AVG. HHI: \$128,235

- Braselton is the seventh fastest growing city in Georgia. The US Census Bureau named Barrow County the 62nd fastest growing county in the United States in 2016.
- The 5 mile population experienced a 36.38% increase between 2010-2020 and has an 11.53% predicted growth rate from 2024-2029.
- The average household income is \$128,235 within a 5 mile radius and \$138,498 within a 1 mile radius.

## RARE 12 YEAR ABSOLUTE NNN HEARTLAND DENTAL WITH 10% RENT INCREASES

- This Heartland Dental has a 12 year corporate-guaranteed absolute NNN lease with 10% rent increases in year 6, year 11, and in each of the four 5 year option periods.
- There are no landlord responsibilities or expenses.
- The Tenant is responsible for Roof, Structure, Parking Lot, Insurance, and Utilities.
- Rent is scheduled to commence in December 2025.

## HEARTLAND DENTAL | 1,800+ LOCATIONS

- Heartland Dental is the largest dental support organization in the U.S., with over 1,800+ offices in 39 states and over 2,800 doctors.
- In 2024, Heartland Dental opened 136 practices with plans to open over 1,130 additional locations in the future.
- Heartland Dental is majority owned by KKR, the largest global investment company in the world, with over \$496 billion under management.





**ATLANTA** 45 MILES



DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION	1,317	19,493	45,243
AVG. HOUSEHOLD INCOME	\$138,498	\$130,811	\$128,235
POPULATION GROWTH	13.33%	14.30%	11.53%



**MICHELIN**  
**RACEWAY**  
*Road Atlanta*

750-ACRE MOTORSPORTS COMPLEX  
 2.54-MILE, 12-TURN ROAD COURSE  
 140,000 ANNUAL VISITORS & EVENT ATTENDEES  
 HOME OF PETIT LE MANS & PROFESSIONAL RACING SERIES

Northeast Georgia Medical Center  
 RECENTLY OPENED  
 118 BEDS  
 11,000 STAFF MEMBERS

**Braselton Village**  
 BROADMOOR (384 HOMES)  
 KENSINGTON (139 HOMES)  
 CREEKSIDE AT MULBERRY PARK (135 HOMES)

**carter's**  
 DISTRIBUTION CENTER

**FedEx**  
 DISTRIBUTION CENTER

**WILLIAMS SONOMA**  
 DISTRIBUTION CENTER

**HEARTLAND**  
 DENTAL

**Publix**

**LOWE'S**

**85** 78,000 VPD

**TranSouth**  
 LOGISTICS  
 DISTRIBUTION CENTER

*Château Elan*  
 (500,000 ANNUAL VISITORS)  
 2,000 RESIDENTIAL UNITS  
 394-ROOM LUXURY RESORT  
 AWARD-WINNING WINERY & CULINARY DESTINATION

*Hampton Inn & Suites*  
 by HILTON

Hwy 211  
 20,400 VPD

**CHASE**

**KICHLER**  
 DISTRIBUTION CENTER

**amazon**  
 500 FULL TIME JOBS  
 600,000 SF DISTRIBUTION

**HAVERTYS**  
 FURNITURE - EST 1885  
 DISTRIBUTION CENTER

**MILLER'S ALE-HOUSE**  
**FIRST WATCH**  
**FIFTH THIRD BANK**  
 COMING SOON

**petco**  
 DISTRIBUTION CENTER

**MIZUNO**  
 DISTRIBUTION CENTER

**ULINE**  
 DISTRIBUTION CENTER

**Braselton Pediatrics** **DG COUNTRY** INN & SUITES BY RADISSON  
**AMERIS BANK** **Holiday Inn** AN IHG HOTEL  
**CIRCLE K** **RaceTrac** **BURGER KING**

**Frank Mulberry River Sports Complex**

**Cresswind Georgia at Twin Lakes**  
 1,300 SINGLE-FAMILY HOMES  
 55+ ACTIVE ADULT COMMUNITY

211

211

53

124

124

332

53

**Broadmoor**  
384 HOMES

**Bakers Farm**  
SUBVISION

**Braselton Village**  
KENSINGTON (139 HOMES)  
CREEKSIDE AT MULBERRY PARK (135 HOMES)

**Publix**

**HEARTLAND DENTAL**

**LOWE'S**

**WNB FACTORY**  
WINGS • BURGERS • TENDERS  
**STRAIGHTWAY SOFTWARE**  
Crystal Reports Training  
Consulting • Support  
**CLUB PILATES**

**BAYMONT**  
BY WYNDHAM

**BankOZK**

**KICHLER**  
DISTRIBUTION CENTER

**MIZUNO**  
DISTRIBUTION CENTER

**COUNTRY**  
INN & SUITES  
BY REDISSON

**petco**  
DISTRIBUTION CENTER

**AMERIS BANK**  
**Braselton Pediatrics**  
**DG**

**Holiday Inn**  
AN IHG HOTEL

**BURGER KING**

**CIRCLE K**

**RaceTrac**

**BEST FRIEND**  
VETERINARY HOSPITAL

**Hwy 211**  
20,400 VPD

**MILLER'S ALE-HOUSE**  
**FIRST WATCH**  
**FIFTH THIRD BANK**  
COMING SOON

**211**

**Hampton Inn & Suites**  
by HILTON

**NORTH METRO**  
BAPTIST CHURCH

**CHASE**

**The Chateau Par**

**85**  
78,000 VPD

**Chateau Elan**  
(500,000 ANNUAL VISITORS)  
2,000 RESIDENTIAL UNITS  
394-Room LUXURY RESORT  
AWARD-WINNING WINERY &  
CULINARY DESTINATION

**85**  
**INTERSTATE LOCATION**  
I-85: 78,000 VPD  
\$141.9M HIGHWAY WIDENING PROJECT  
**HWY 211 & I-85** EXPANSION TO 3 LANES  
HIGH-TRAFFIC CORRIDOR WITH ONGOING



TOWN OF  
BRASELTON

**Sienna on the River**  
113 UNITS

**Publix**

**Broadmoor**  
384 HOMES

**Braselton Village**  
KENSINGTON (139 HOMES)  
CREEKSIDE AT MULBERRY PARK (135 HOMES)



*Chateau Elan*  
**(500,000 ANNUAL VISITORS)**  
**2,000 RESIDENTIAL UNITS**  
**394-ROOM LUXURY RESORT**  
**AWARD-WINNING WINERY & CULINARY DESTINATION**

**Hwy 211**  
20,400 VPD

**KICHLER**  
DISTRIBUTION CENTER

**Mizuno**  
DISTRIBUTION CENTER

**petco**  
DISTRIBUTION CENTER

**Holiday Inn**  
AN IHG HOTEL

*Chateau Elan*  
**(500,000 ANNUAL VISITORS)**  
**2,000 RESIDENTIAL UNITS**  
**394-ROOM LUXURY RESORT**  
**AWARD-WINNING WINERY & CULINARY DESTINATION**

**Braselton Village**  
KENSINGTON (139 HOMES)  
CREEKSIDE AT MULBERRY PARK (135 HOMES)

**WNB FACTORY** WINGS • BURGERS • TENDERS  
**STRAIGHTWAY SOFTWARE** Crystal Reports Training Consulting • Support  
**CLUB PILATES**

**Bank OZK**

**BAYMONT**  
BY WYNDHAM

*Hampton Inn & Suites*  
by HILTON

**LOWE'S**

**BUFFALO WILD WINGS** Great Clips  
NAIL SALON  
UMAMI WAY

**FIVE GUYS**  
**SUPER CHIX**  
Jimmy John's

**CHASE**

**MILLER'S ALE-HOUSE** **FIRST WATCH**  
**FIFTH THIRD BANK**  
COMING SOON

**Publix**

**The Chateau Par**

**Hwy 211**  
20,400 VPD

**HEARTLAND**  
DENTAL

**BUFFALO WILD WINGS** Great Clips®  
NAIL SALON  
UMAMI WAY

**LOWE'S**

**Mizuno**  
DISTRIBUTION CENTER

**petco**  
DISTRIBUTION CENTER

**WNB FACTORY** STRAIGHTWAY SOFTWARE  
WINGS · BURGERS · TENDERS Crystal Reports Training  
Consulting · Support  
**CLUB PILATES®**

**FIVE GUYS**  
**SUPER CHIX**  
Children & Custard  
**JIMMY JOHN'S**

**MILLER'S ALE HOUSE** **FIRST WATCH**  
**FIFTH THIRD BANK**  
COMING SOON

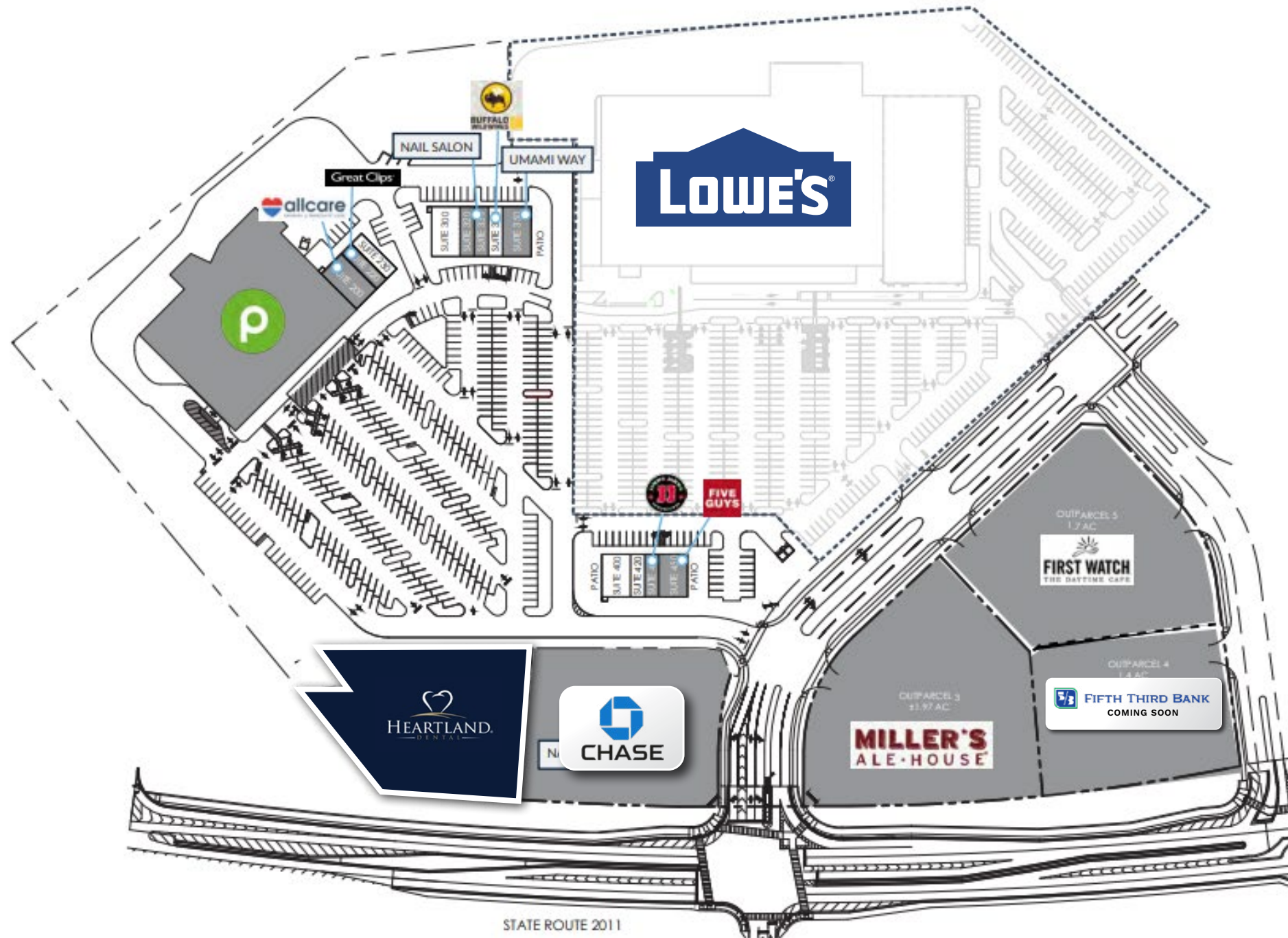
**Publix**

**CHASE**

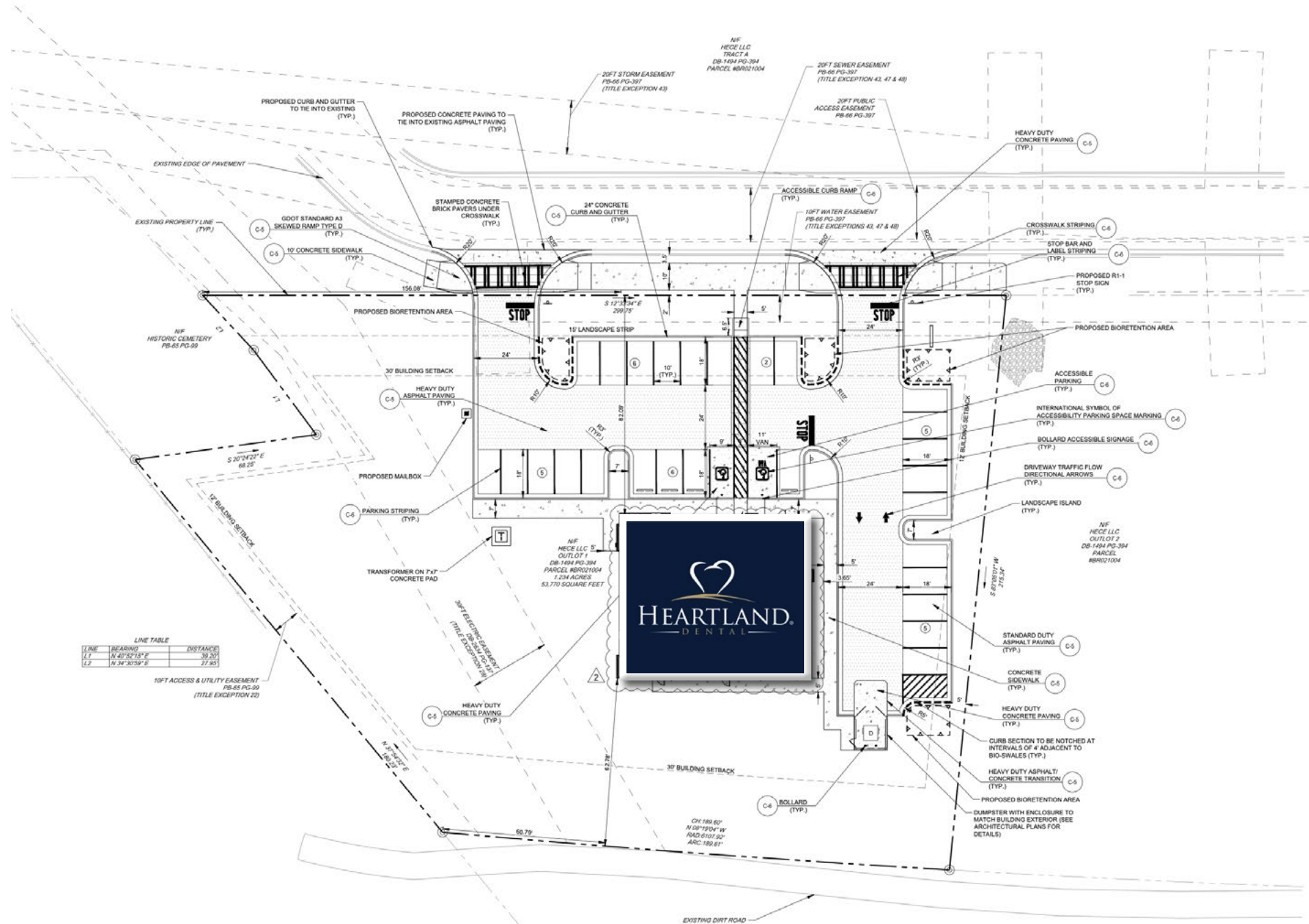
**HEARTLAND DENTAL**

 **Hwy 211**  
20,400 VPD

# SITE PLAN



# SITE PLAN



LINE TABLE

LINE	BEARING	DISTANCE
L.1	N 40° 52' 15" E	30.50
L.2	N 34° 30' 59" E	27.85

10FT ACCESS & UTILITY EASEMENT  
PB-65 PG-59  
(TITLE EXCEPTION 22)



NF HECE LLC  
OUTLOT 1  
DB-1494 PG-394  
PARCEL #89021004  
1.234 ACRES  
53,770 SQUARE FEET

NF HECE LLC  
OUTLOT 2  
DB-1494 PG-394  
PARCEL #89021004

EXISTING DIRT ROAD

# CONSTRUCTION PROGRESS NOVEMBER 2025



# TENANT SUMMARY



REPRESENTATIVE



**1,800+**  
DENTAL OFFICES

**39**  
STATES

**\$5.0 B**  
REVENUE (2024)

**2,800**  
DOCTORS

**1997**  
FOUNDED

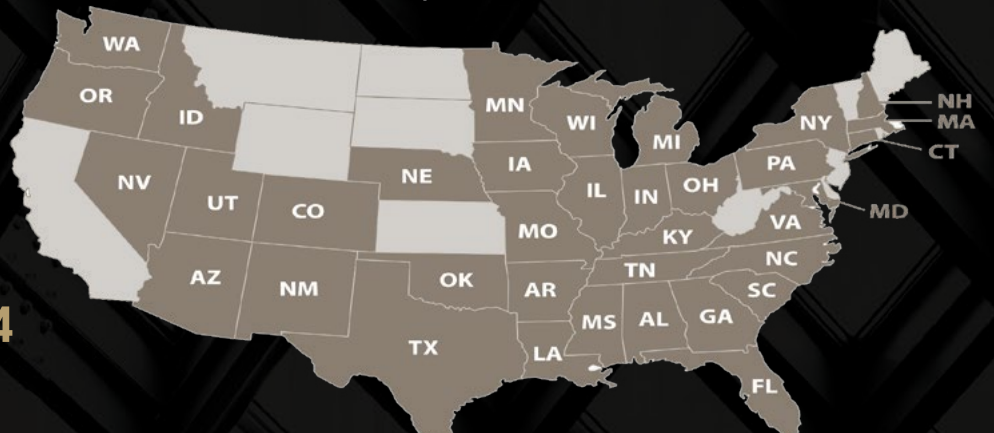
**EFFINGHAM, IL**  
FOUNDED

**HEARTLAND DENTAL HAS 1,800 LOCATIONS IN 39 STATES**

**Heartland Dental**, the nation's largest dental support organization, experienced record growth in 2024, now supporting over 2,800 doctors across 1,800+ offices in 39 states and DC. The company added 105 new state-of-the-art dental practices and 31 leading dental practices through affiliations, enhancing access to dental care with over 1,130 new operatories. It launched Heartland Dental University for extensive clinical and leadership training and rolled out cutting-edge AI technology through VideaHealth in collaboration with Henry Schein One.

**Heartland Dental Celebrates a Year of Growth and Innovation in 2024**

[CLICK TO READ ARTICLE](#)





TOWN OF  
BRASELTON

# Château Élan

## BRASELTON, GEORGIA

A DESTINATION-DRIVEN GROWTH NODE ON I-85

**Braselton** converts metro-Atlanta scale into local spend, powered by healthcare, resort tourism, and logistics. Within five miles of the site, households direct \$2.75 billion in annual expenditure—fuel for daily-needs retail and experiential uses. The trade area sits on the doorstep of the \$571 billion Atlanta MSA (approx. 6.4 million people), extending reach to corporate, leisure, and group demand while benefiting from Hartsfield-Jackson’s 110 million annual passengers. Across the street, Château Élan Winery & Resort anchors year-round visitation—500K+ guests annually—after a \$25 million design transformation that elevated ADR and guest experience. Regional draw is amplified by Michelin Raceway Road Atlanta (~320,000 visitors/year) and the expanding NGMC Braselton hospital platform (a \$4.2 billion regional economic driver), forming a durable, multi-sector demand engine minutes from the subject.

**\$2.75B**

5-MILE

HOUSEHOLD  
EXPENDITURE

**\$4.2**

BILLION

NGMC BRASELTON  
ECONOMIC IMPACT

**720K**

VISITORS

COMBINED ROAD  
ATLANTA CHÂTEAU ÉLAN  
ANNUAL VISITORS

### MAJOR ECONOMIC DRIVERS & DISTRIBUTION CENTERS



CHÂTEAU ÉLAN



CHÂTEAU ÉLAN • 3,500 AC • 500+ VISITORS/YR • ACROSS FROM SUBJECT PROPERTY



## Amazon Fulfillment Center

### Regional-Scale Jobs + Logistics Gravity

Amazon's new Braselton fulfillment center elevates the corridor's logistics profile, anchoring daily truck traffic and payroll in the trade area. The ~600,000 SF facility is configured to pick, pack, and ship large-format items—think décor, sporting goods, and garden tools—broadening the region's distribution mix. The project brings 500+ full-time jobs with day-one benefits and reflects statewide support for growth in Jackson County. Together, it signals durable industrial demand and repeat trip generation for nearby retail.

## Northeast Georgia Medical Braselton

### First New GA Hospital in 20 Years

NGMC Braselton is a 235,000 SF, 100-bed hospital that opened April 1 and instantly became the healthcare anchor for the area. It delivers 26 specialties—including heart & vascular, ortho, neuro, surgery, cancer, and emergency—capturing daily patient and visitor trips within minutes of the site. Designed with Lean process flow and tracking toward LEED, the campus was shaped with extensive community input and includes wellness-oriented features like trails and educational space. As Georgia's first new hospital in two decades, it's a long-horizon magnet for medical offices, services, and supportive retail.

## Residential Surge

### 4,386 Units Driving Daily-Needs Spend

Sixteen active/planned communities are delivering a deep bench of rooftops around Hwy 211—fuel for everyday retail, dining, and services. The pipeline totals 4,386 units, led by large age-restricted and master-planned neighborhoods and complemented by multiple for-sale phases nearby. Headliners include Village at Deaton Creek (1,144), Del Webb at Chateau Elan (730), and the multi-phase Broadmoor program, among others. This breadth of product supports steady absorption and repeat trip frequency for center tenants.

**600K SF**

MODERN FACILITY

**500+**

JOBS CREATED

**235K SF**

HEALTHCARE ANCHOR FOR AREA

**100+**

BEDS

**26**

SPECIALTIES

**4,386**

TOTAL UNITS ACROSS 16 PROJECTS

**1,144**

UNITS VILLAGE AT DEATON CREEK 1ST LARGEST IN DEVELOPMENT

**730**

UNITS DEL WEBB AT CHATEAU ELAN 2ND LARGEST IN DEVELOPMENT

# MARKET DRIVERS

# BRASELTON, GA



## Phase III of I-85 Widening Jackson & Banks

The State's latest I-85 expansion adds a continuous third lane in both directions for ~13 miles between US-129 and SR-441—cutting bottlenecks and improving freight and commuter flow in Braselton's primary corridor minutes from the site. The project also replaced/widened key bridges, accelerating regional access for employers, visitors, and

## "Avalon-Style" Megaproject Arcadia 347

Fully entitled, 108-acre mixed-use plan positioned to eclipse Avalon/Battery scale—bringing ±1,540 homes, a 200-room hotel, and ~783,000 SF of retail/commercial space to the Braselton/Buford growth seam near I-85. Site work is underway, with delivery staged to capture sustained population and income growth in the trade area.

## Château Élan

### Château Élan Gets a Posh Makeover

The 3,500-acre resort across from the subject has completed a \$25M transformation—refreshing guest rooms, lobby, F&B, and public spaces to elevate design and guest experience, drawing a broader, higher-spend visitor base. With 500K+ annual visitors, its upgraded profile reinforces year-round demand for nearby retail and services.

## Michelin Raceway

### Road Atlanta

Georgia's premier road course (2.54 miles, 12 turns) draws ~320,000 visitors annually for marquee events like Motul Petit Le Mans and Drift Atlanta, plus racing schools and corporate programs—channeling year-round visitation and spend into Braselton lodging, dining, and services.

**13 MILES**  
COMPLETED

**3+**  
LANES IN  
EACH DIRECTION

**108 AC**  
DEVELOPMENT

**1,540+**  
HOME

**\$25M**  
RENOVATION

**3,000+**  
ACRE DESTINATION

**320K+**  
VISTORS/YEAR

**50+**  
YEARS OF  
EVENTS

**200+**  
ROOM HOTEL

**783K+**  
RETAIL &  
COMMERCIAL  
SPACE

**500K+**  
ANNUAL  
VISITORS

**1985**  
OPENED

FORTUNE 500 & CORPORATE OFFICES LOCATED IN ATLANTA



 **Hartsfield-Jackson** BUSIEST AIRPORT  
Atlanta International Airport. IN THE WORLD



**6.1 MILLION**  
MSA POPULATION  
9th Most Populous MSA  
in United States

**\$571 BILLION**  
GROSS DOMESTIC PRODUCT  
The largest economy in Georgia  
10th in United States

**\$9 BILLION**  
FILM INDUSTRY  
Direct Spending for Atlanta's  
Established Film Industry

**126,400+**  
NEW JOBS  
Added to Atlanta Area in  
last year

Atlanta is the hub and economic engine of the Southeast, which is the fastest growing region in the U.S. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination to draw young and educated talent from all parts of the country. Diversified investments from corporations, as well as state and local governments, make Atlanta an ideal place to conduct business. Currently there are 18 Fortune 500 companies that call Atlanta home, which include the recently relocated

Mercedes-Benz and State Farm Insurance headquarters. Bolstering the city's economic appeal, Atlanta is also home to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport, which handles more than 75 million passengers per year. The Atlanta film industry is booming and has become a major player in the entertainment world. In 2023, it is projected to generate a total economic impact of over \$9 billion, creating jobs and making a dynamic contribution to the Atlanta Metro economy.

# DEMOGRAPHIC SUMMARY

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projected Population	1,493	22,281	50,458
2025 Estimated Population	1,317	19,493	45,243
Growth 2022-2027	13.33%	14.30%	11.53%
2020 Census Population	1,091	15,996	38,620
2010 Census Population	476	11,212	28,317

DAYTIME POPULATION	1-MILE	3-MILE	5-MILE
2025 Estimate Population	960	22,873	39,837

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projected Households	467	7,831	17,848
2025 Estimated Households	411	6,824	15,974
2020 Census Households	336	5,446	13,410
2010 Census Households	158	3,872	9,659

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2025 Est. Average HH Income	\$138,498	\$130,811	\$128,235
2025 Est. Median HH Income	\$120,217	\$112,115	\$110,421

HOUSEHOLDS BY INCOME	1-MILE	3-MILE	5-MILE
2025 Estimate			
\$200,000 or More	13.08%	15.32%	14.11%
\$150,000 - \$199,999	21.96%	16.59%	15.21%
\$100,000 - \$149,999	31.88%	23.38%	25.58%
\$75,000 - \$99,999	17.18%	13.35%	13.69%
\$50,000 - \$74,999	9.08%	12.54%	12.54%
\$35,000 - \$49,999	3.16%	8.05%	7.69%
\$25,000 - \$34,999	1.43%	4.16%	4.21%
\$15,000 - \$24,999	0.95%	3.66%	3.63%
\$10,000 - \$14,999	0.66%	0.90%	1.15%
Under \$9,999	0.61%	2.05%	2.20%

OCCUPIED HOUSING UNITS	1-MILE	3-MILE	5-MILE
2029 Projected			
Owner Occupied Housing Units	80.85%	79.93%	82.84%
Renter Occupied Housing Units	11.96%	15.18%	12.50%
Vacant	7.20%	4.89%	4.67%
2025 Estimate			
Owner Occupied Housing Units	80.94%	80.07%	83.00%
Renter Occupied Housing Units	11.87%	15.08%	12.39%
Vacant	7.20%	4.86%	4.61%
2020 Estimate			
Owner Occupied Housing Units	81.29%	80.22%	83.25%
Renter Occupied Housing Units	11.50%	15.00%	12.23%
Vacant	7.21%	4.78%	4.52%



## CONFIDENTIALITY & DISCLAIMER NOTICE

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**THIS IS A OFFERING MEMORANDUM OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

This information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

Marcus & Millichap

TAYLOR MCMINN  
RETAIL GROUP

**MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES OF FLORIDA, INC. ("MARCUS & MILLICHAP")**

JOHN LEONARD BROKER OF RECORD 1100 ABERNATHY RD., N.E. BLDG. 500, STE. 600 ATLANTA, GA 30328

P: (678) 808-2700 LIC #: 252904 JOHN.LEONARD@MARCUSMILLICHAP.COM

© 2025 Marcus & Millichap. All rights reserved.

# Marcus & Millichap

TAYLOR MCMINN

RETAIL GROUP

Dated:

Don McMinn  
Marcus & Millichap  
1100 Abernathy Road, NE, Suite 600  
Atlanta, GA 30328

Phone: (678) 808-2762  
Fax: (815) 550-1286  
don.mcminn@marcusmillichap.com

**Re: 1046 Braselton Village Parkway, Braselton, GA 30517 (Heartland Dental)**

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

**Purchaser** \_\_\_\_\_

**Purchaser's Address** \_\_\_\_\_

**Purchaser's Phone/Fax** \_\_\_\_\_

**Purchaser's Email Address** \_\_\_\_\_

**Offer Price** \_\_\_\_\_

**Earnest Money** \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$50,000 deposited at the expiration of the Inspection Period (\$100,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

**Inspection Period** 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_

**Financing Period**  
(Please Check One)

**All Cash** (No Financing Period)

**Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$\_\_\_\_\_ on terms which are acceptable to Purchaser.

**Closing Date**

Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

**Closing Costs**

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

**Property Condition**

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

**Contract within 10 days:**

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

**Broker Commission**

Purchaser acknowledges that Purchaser has employed \_\_\_\_\_, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

**1031 Exchange**

Purchaser  is /  is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$\_\_\_\_\_ in an exchange account from a transaction which closed escrow on \_\_\_\_\_. Purchaser will provide Seller, upon request, proof of such funds.

**Confidentiality**

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation

Purchaser's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_

(written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

**Agreed and Accepted | Purchaser**

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Dated: \_\_\_\_\_

**Agreed and Accepted | Seller**

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Dated: \_\_\_\_\_