



# Heartland Dental

OUTPARCEL TO HEAVILY TRAFFICKED PRICE CHOPPER LOCATION  
- TOP 16% AMONG GROCERY STORES IN THE U.S.

KANSAS CITY, MO



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Missouri Broker #2019035835



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# Heartland Dental

5675 BANNISTER RD, KANSAS CITY, MO 64137 

**\$2,772,000**

PRICE

**6.50%**

CAP RATE

NOI	\$180,180
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LEASE TYPE	Corporate NNN
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LEASE TERM	10 Years
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BUILDING SIZE	4,200 SF
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LAND AREA	1.22 AC
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**Recent 2023 construction single-tenant medical office building ideally located along main retail corridor**

A corporate Heartland Dental with a 10-year base term lease featuring 10% rental increases every 5 years and 3, 5-year options to extend at matching increases. The subject property is an **outparcel to a heavily trafficked Price Chopper location** – ranked in the **top 16% of grocery stores nationwide** in terms of annual visitors (per Placer.ai) – and is down the street from a **heavily trafficked Home Depot location** – ranked in the top 5% of home improvement stores nationwide (per Placer.ai).

## The Offering

- 10-year corporate net lease featuring 10% rental increases every 5 years
- Lease signed by tenant's corporate entity – Heartland Dental, LLC
- 2023 build-to-suit construction with 20-year roof warranty in place
- Signalized hard corner intersection – 18,000 combined VPD
- Across the street from new construction Chipotle & Starbucks pads

## Strength Of The Guarantor

- Heartland Dental's 2024 revenue, reported to be in excess of \$3B, makes it the largest dental support organization in the U.S.
- Heartland affiliates with more than 2,800 doctors in over 1,800 locations across 38 states

## Market Highlights

- Dense residential demographics – 147,000 residents within a 5-mile radius of the subject property
- Heavily trafficked retail corridor – Price Chopper in the top 16% of grocery stores nationwide in terms of annual visits and Home Depot ranked in the top 5% of home improvements stores (per Placer.ai)
- Nearby Oracle Cerner corporate campus currently houses ~13,000 local employees



CURRENT		
<b>Price</b>		<b>\$2,772,000</b>
<b>Capitalization Rate</b>		<b>6.50%</b>
Building Size (SF)		4,200
Lot Size (AC)		1.22
 Scheduled Rent		 \$180,180
<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>\$180,180</b>

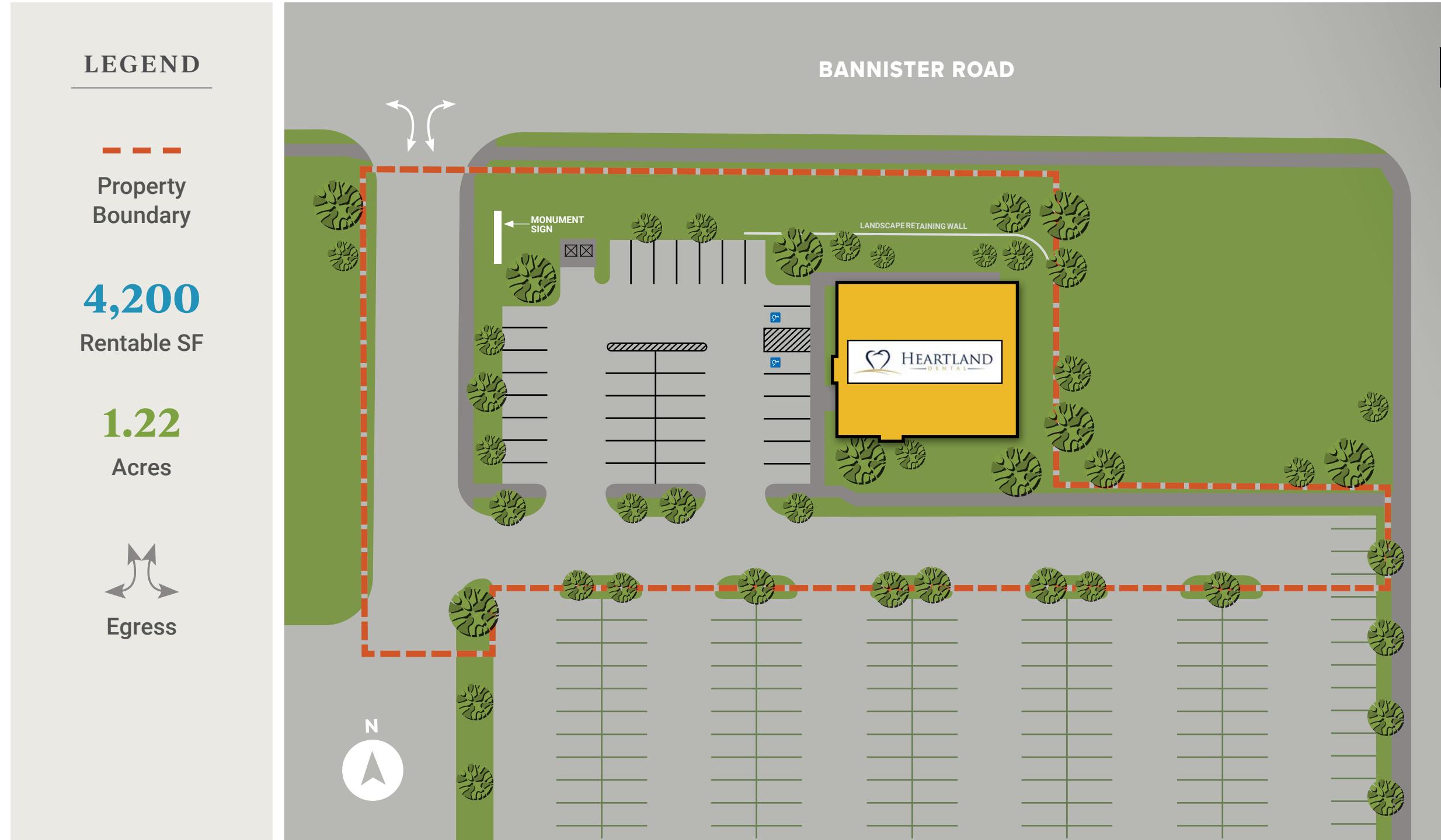
LEASE ABSTRACT		
Premise & Term		
Tenant		Heartland Dental
Lease Signed By		Heartland Dental, LLC
Lease Type		Corporate NNN
Lease Term		10 Years
Rent Increases		10% Every 5 Years
Rent Commencement		2/12/2024
Options		Three, 5-Year
Year Built		2023
Expenses		
CAM		Tenant's Responsibility
Property Taxes		Tenant's Responsibility
Insurance		Tenant's Responsibility
Utilities		Tenant's Responsibility
HVAC		Tenant's Responsibility
Repairs & Maintenance		Tenant's Responsibility
Roof & Structure		Landlord's Responsibility*

*\*20-year roof warranty in place*

## 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
Heartland Dental	4,200	2/12/2024	2/28/2029	\$180,180	\$15,015	\$180,180
	10% Increase	3/1/2029	2/28/2034		\$16,520	\$198,240
	Option 1	3/1/2034	2/28/2039		\$18,172	\$218,064
	Option 2	3/1/2039	2/29/2044		\$19,989	\$239,870
	Option 3	3/1/2044	2/28/2049		\$21,988	\$263,857
<b>TOTALS:</b>		4,200		\$180,180	\$15,015	\$180,180



# A leading dental support organization (DSO)



**1,800+**

TOTAL LOCATIONS  
ACROSS 38 STATES

**\$3 Billion**

ESTIMATED TOTAL REVENUE  
IN 2024

**2,800+**

TOTAL DOCTOR  
AFFILIATIONS



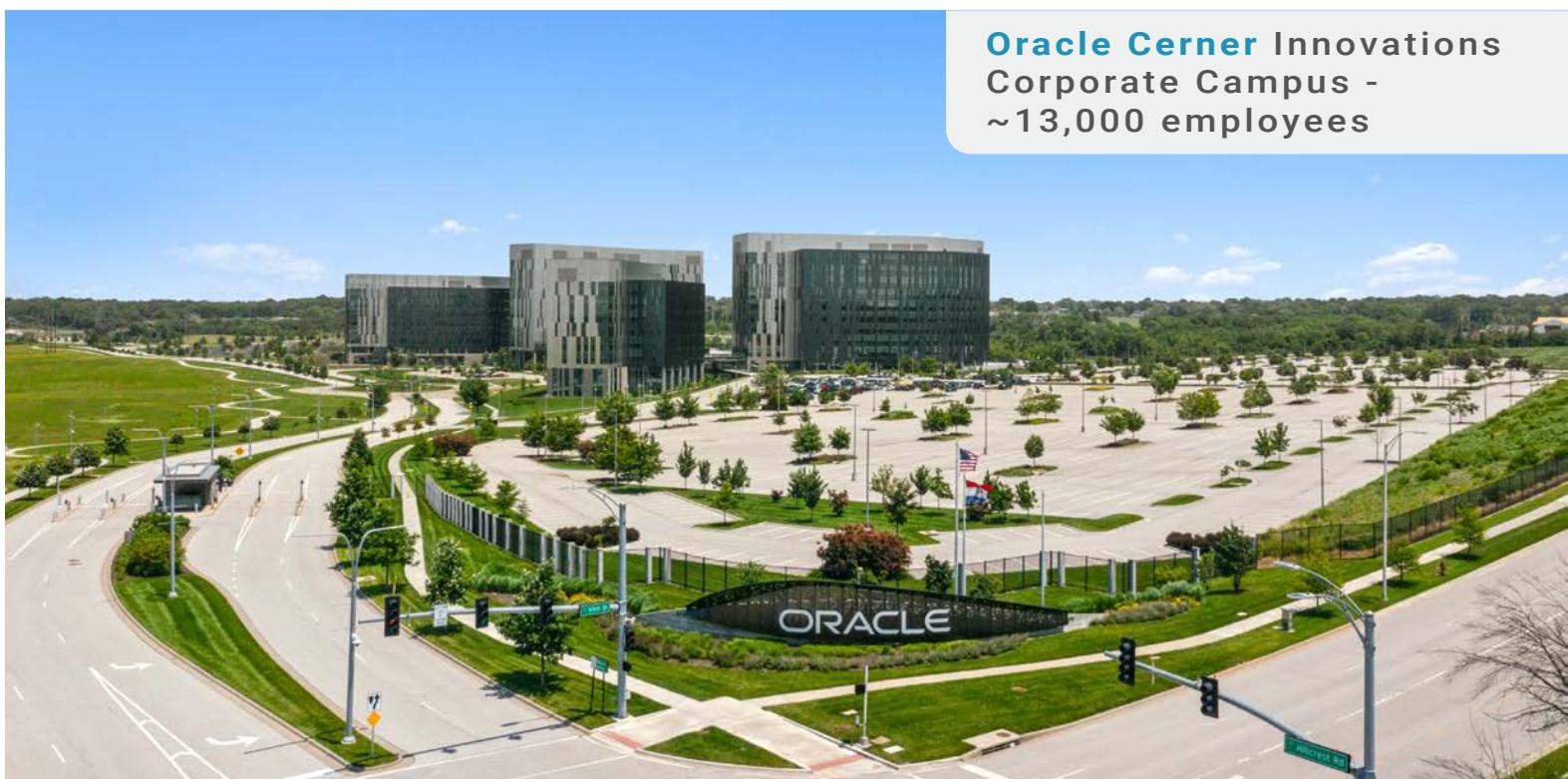
## About Heartland Dental

- 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 are focused on increasing access to dental care by adding 1,130 new dental operations 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](#) 



**Hampton Inn:**  
115-room hotel



**Oracle Cerner Innovations**  
Corporate Campus -  
~13,000 employees



Located in  
thriving  
Kansas City

**84,942**  
VEHICLES PER DAY  
ALONG I-435

# 16,716

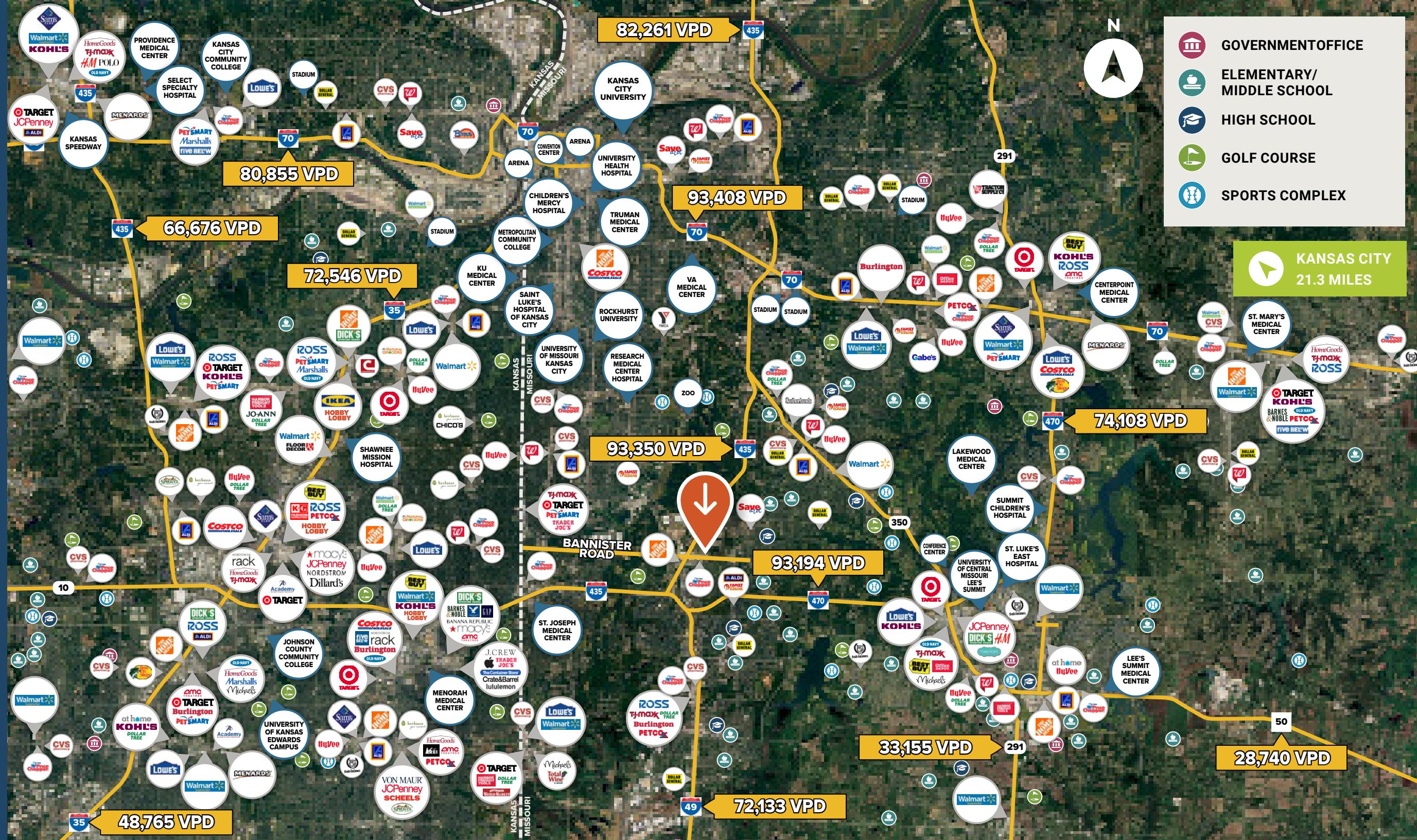
VEHICLES PER DAY ALONG  
BANNISTER ROAD

12 miles  
TO DOWNTOWN  
KANSAS CITY

## Immediate Trade Area



## Regional Aerial



### Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	5,405	52,194	147,724

### Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$64,300	\$68,457	\$77,180
Median	\$54,899	\$52,543	\$60,862

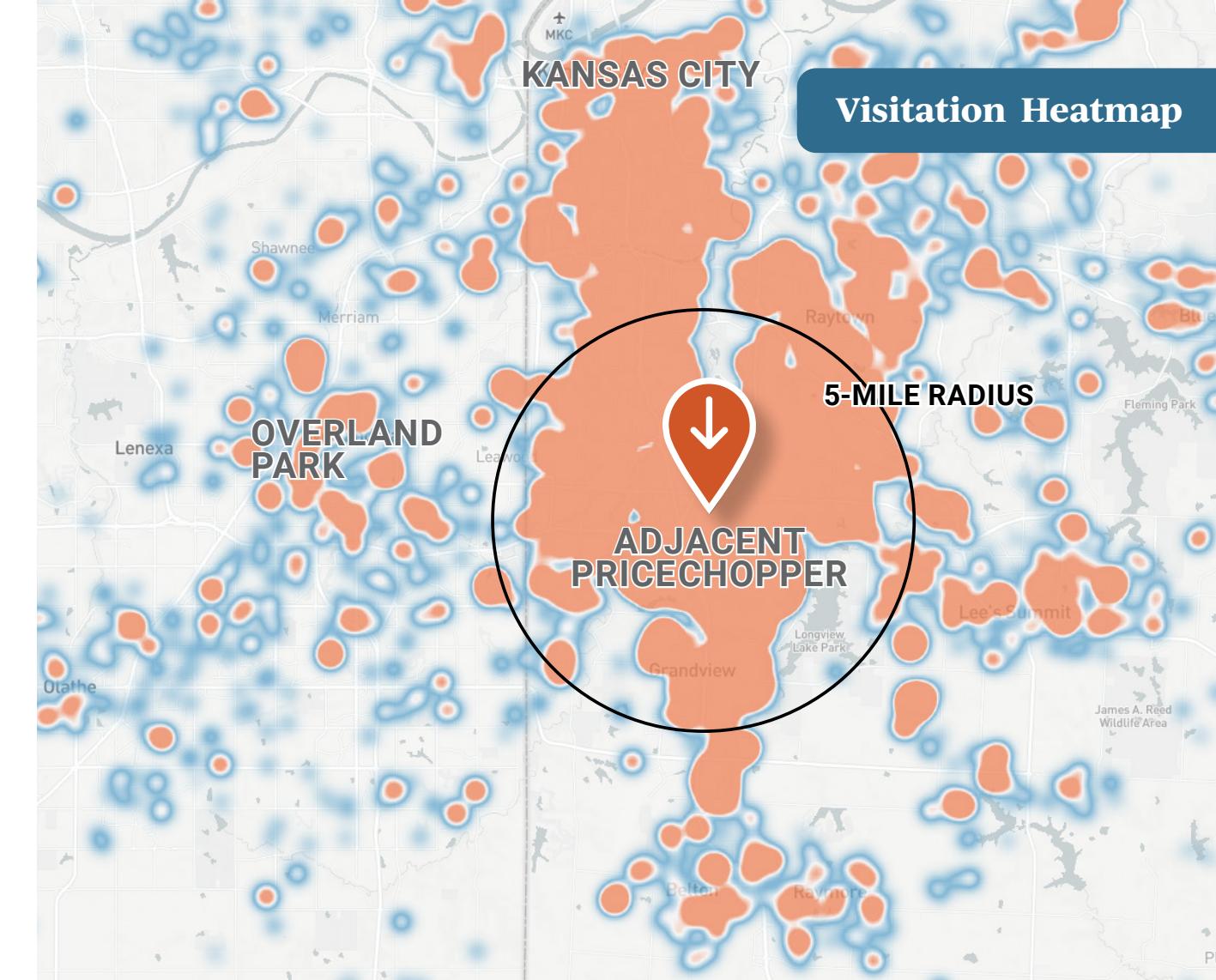
**538.9k individuals** have visited the adjacent Price Chopper **at least 10 times** in the last 12 months, driving consistent foot traffic near the subject property

**728K Visits**

OVER PAST 12 MONTHS AT THE  
ADJACENT PRICE CHOPPER

**21 Minutes**

AVERAGE DWELL TIME AT THE  
ADJACENT PRICE CHOPPER



The shading on the map above shows the **home location of people who visited the adjacent Price Chopper 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.

# Kansas City, MO

HEARTLAND STRONG, OPPORTUNITY RICH



## About Kansas City

- Kansas City has a population of over 510,000, with the metropolitan area surpassing 2.2 million residents, making it the largest metro in Missouri and a key hub in the central U.S.
- The city straddles the Kansas-Missouri border, creating a multi-jurisdictional economic environment that benefits from tax policy diversity
- Diverse economy with strengths in manufacturing, logistics, transportation, government, finance, and tech
- Major employers include Oracle Health (formerly Cerner Corporation), Hallmark, T-Mobile, and the U.S. government

## Sports & Entertainment

- A major sports destination, with the NFL's Chiefs, MLB's Royals, MLS's Sporting KC, and the new KC Current women's stadium (opened in 2024)
- Cultural institutions like the Nelson-Atkins Museum of Art, Kauffman Center for the Performing Arts, and American Jazz Museum draw local and tourists alike

## Transportation Powerhouse

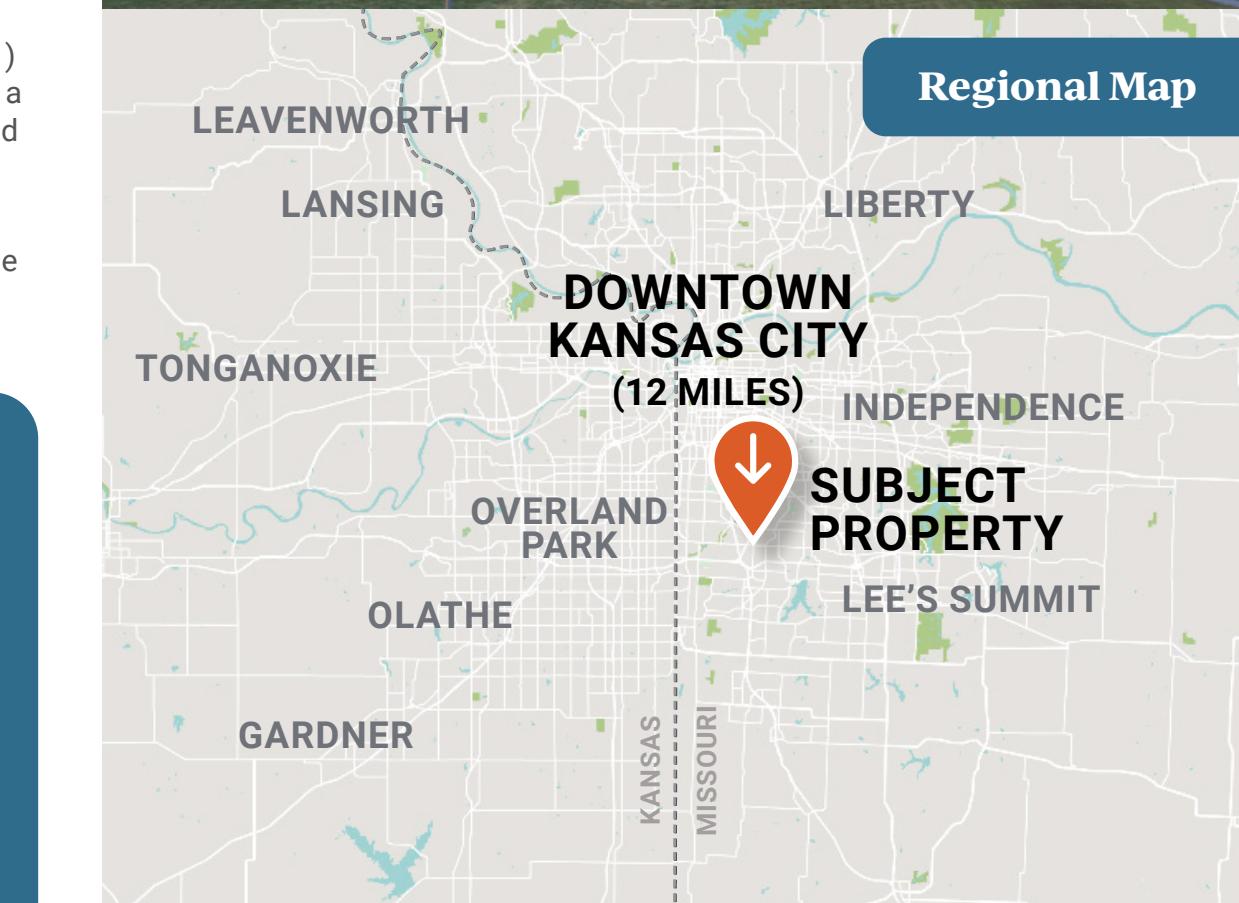
- Kansas City is a national transportation and logistics powerhouse, intersected by major interstates (I-70, I-35, I-435, I-29), providing seamless regional and national connectivity
- Its central location in the U.S. allows businesses to reach 85% of the country's population within two days via ground transport
- Kansas City International Airport (MCI) opened a brand-new terminal in 2023, a \$1.5B investment supporting increased passenger traffic and business travel
- Home to five Class I railroads and a major inland port, the city is one of the largest rail hubs in North America

2.2 Million

KANSAS CITY MSA  
ESTIMATED POPULATION

\$185.7 B

KANSAS CITY MSA GDP





## Kansas City Royals - MLB

The Royals have made multiple post-season appearances and have claimed two World Series titles.

Kauffman Stadium hosts the Royals' home games, famously known as "The K." Opened in 1973, it is one of the oldest stadiums in Major League Baseball, adjacent to Arrowhead Stadium - both make up the Truman Sports Complex.



## Kansas City Chiefs - NFL

Home of the Super Bowl IV, LIV, LVII, & LVIII Champion Chiefs.

In 2023, the Kansas City Chiefs generated a total annual economic impact of \$993.2 million in the Kansas City region, supporting 5,860 total jobs annually. Additionally, the GEHA Field at Arrowhead Stadium brings \$28.8 million in direct, indirect and induced tax revenue for the state of Missouri annually.



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