



**OFFERED
FOR SALE**
\$3,047,000 | 6.00% CAP

316 George Liles Pkwy NW
Concord, NC 28027



**CODDLE
CREEK
DENTAL CARE**

**CODDLE
CREEK
DENTAL CARE**

316



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Heartland Dental in Concord, NC. The Premises is leased to Heartland Dental for a ten year initial term with 8 years remaining and 10% rental increases every 5 years. The Asset is positioned within a high income trade area boasting strong growth metrics in the Charlotte, NC MSA.



**PROXIMITY TO
AFTON RIDGE, A
TARGET ANCHORED
POWER CENTER**



**SURROUNDED BY
THOUSANDS OF
STUDENTS AND
HOMES**



**HIGH GROWTH
CHARLOTTE MSA
MARKET**

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-5	\$182,840
Rent Escalation	Years 6-10	\$201,124
1st Extension	Years 11-15	\$221,236
2nd Extension	Years 16-20	\$243,360
3rd Extension	Years 21-25	\$267,696
4th Extension	Years 26-30	\$294,465

NOI	\$182,840
CAP	6.00%
Price	\$3,047,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	316 George W Liles Pkwy NW, Concord, NC 28027
Building Size (GLA)	± 4,262 SF
Land Size	± 1.35 Acres
Year Built	2022
Signator/Guarantor	Heartland Dental, LLC (Corporate; 1,800 Locations)
Rent Type	NN (New Roof in 2022)
Landlord Responsibilities	Roof & Structure
Rent Commencement Date	8/26/2022
Lease Expiration Date	8/31/2032
Remaining Term	8 Years
Current Annual Rent	\$182,840



Actual Subject Property



109,983

PEOPLE IN
5 MILE RADIUS



\$129,367

AHHI
1 MILE RADIUS



23,000

VPD ON
GEORGE W LILES PKWY



INVESTMENT HIGHLIGHTS



HIGH INCOME TRADE AREA WITH STRONG GROWTH METRICS

Affluent sub-market of Charlotte, NC - Average Household Income over \$130,943 in a 2-Mile Radius | 108K people live in a 5-mile radius | 33% population growth from 2010 to 2020



CORPORATE GUARANTEE FROM CREDIT WORTHY TENANT

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



CHARLOTTE, NC MSA

Over 73K people live within 3-miles, with an average household income exceeding \$95K | Charlotte, NC ranked #5 in Fastest Growing Metros | 179K projected 5-year annual net migration



ATTRACTIVE LEASE FUNDAMENTALS

NN Lease Provides Minimal Landlord Responsibilities | Corporate Guaranty by Heartland Dental | 10% Rental Increases every 5 years, including option periods



THOUSANDS OF STUDENTS NEARBY

Less than 2.5 miles from West Cabarrus High School (1,680 Students) | 2.3 Miles from Waddington Hills Elementary (959 Students) | 2.4 Miles from Harold E. Winkler Middle School (1,168 Students) | 1.5 Miles from Cannon School (1,003 Students)



EXCELLENT POSITION WITHIN THE TRADE AREA

Less than a half-mile from Harris Teeter | Subject property has 121 ft of road frontage | Subject property has cross access to lighted intersection | Less than 1.5 Miles from I-85



HEARTLAND
DENTAL
4,262 SF

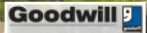
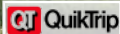
1.35 Acres

George W Liles Pkwy 23,000 ADT



AFTON RIDGE

Burlington Party City
TARGET HOMESENSE Marshalls
DICK'S DOLLAR TREE PETSMART



Poplar Crossing Dr NW

Coddle Market Dr NW



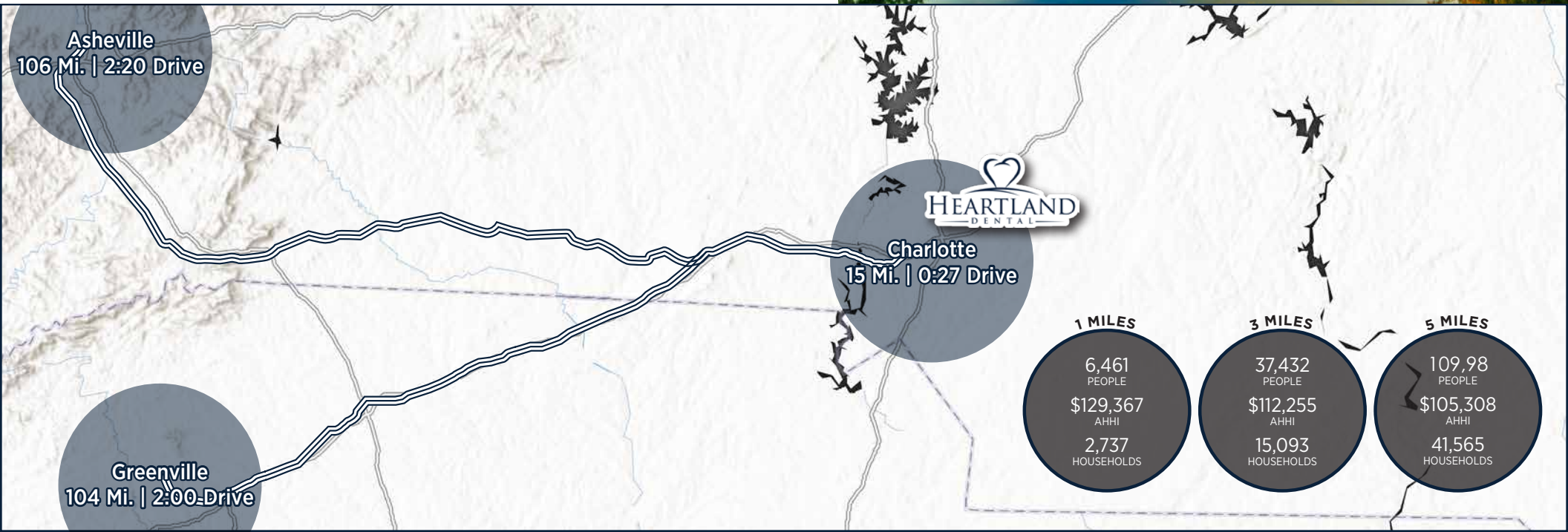
23,000 ABT

George W Liles Pkwy



CHARLOTTE, NC

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.7 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing \$207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.





HEARTLAND DENTAL

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.

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



OFFERED FOR SALE

\$3,047,000 | 6.00% CAP

316 George Liles Pkwy NW
Concord, NC 28027



**CODDLE
CREEK
DENTAL CARE**

PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

NATIONAL TEAM

SAM YOUNG

Executive Vice President
980.498.3292
syoung@atlanticretail.com

MIKE LUCIER

Executive Vice President
980.337.4469
mlucier@atlanticretail.com

PATRICK WAGOR

Executive Vice President
561.427.6151
pwagor@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

DANNY GRIFFIN

Vice President
781.635.2449
dgriffin@atlanticretail.com

BEN OLMSTEAD

Senior Analyst
980.498.3296
bolmstead@atlanticretail.com

Exclusively Offered By



This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Heartland Dental - Concord, NC (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.