

**OFFERED
FOR SALE**

\$3,356,000 | 5.90% CAP



7180 NC 73 Hwy, Denver, NC

Catawba Springs
DENTAL CARE

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Heartland Dental in Denver, NC (Charlotte MSA). The Premises is leased to Heartland Dental for a ten year initial term with 10% rental increases every 5 years. The Asset is located along NC-73 (29,500 VPD) on an outparcel to a Lowe's Home Improvement and across the street from a Walmart Supercenter.



**OUTPARCEL TO
A LOWE'S AND
ACROSS FROM
WALMART**



**HIGH GROWTH
MARKET IN
CHARLOTTE MSA**



**LOCATED ALONG
NC-73 (29,500 VPD)
AND NEAR NC-16
(29,500 VPD)**

| RENT SCHEDULE | TERM | ANNUAL RENT |
|-----------------|-------------|-------------|
| Current Term | Years 1-5 | \$198,000 |
| Rent Escalation | Years 6-10 | \$217,800 |
| 1st Extension | Years 11-15 | \$239,580 |
| 2nd Extension | Years 16-20 | \$263,538 |
| 3rd Extension | Years 21-25 | \$289,892 |
| 4th Extension | Years 26-30 | \$318,881 |

| | |
|--------------|--------------------|
| NOI | \$198,000 |
| CAP | 5.90% |
| Price | \$3,356,000 |

ASSET SNAPSHOT

| | |
|---------------------------|---|
| Tenant Name | Heartland Dental |
| Address | 7180 NC 73 Hwy, Denver, NC 28037 |
| Building Size (GLA) | 4,187 SF |
| Land Size | 0.81 Acres |
| Year Built | 2023 |
| Signator/Guarantor | Heartland Dental, LLC (Corporate; 1,800 Locations) |
| Rent Type | NN (New Roof in 2023) |
| Landlord Responsibilities | Roof Replacement & Structure (Tenant Self-Maintains and Pays Taxes & Insurance) |
| Rent Commencement Date | 5/19/2023 |
| Lease Expiration Date | 5/31/2033 |
| Remaining Term | 9 Years |
| Current Annual Rent | \$198,000 |



32,359
PEOPLE IN
5 MILE RADIUS



\$146,335
AHHI
5 MILE RADIUS



29,500
VPD ON
NC-73



INVESTMENT HIGHLIGHTS



STRATEGICALLY LOCATED IN RETAIL NODE

Outparcel to a Lowe's Home Improvement and Aldi anchored center | Along Denver's primary retail corridor



CHARLOTTE MSA TAILWINDS

Charlotte MSA has added more than 135K people from 2020 to 2023, making it the 5th fastest growing city in the Country | Charlotte forecasts a 45.2% job growth over the next 10 years



ACCESSIBLE LOCATION ON HIGHLY TRAFFICKED ROAD

Fronting Highway 73 (29,500 VPD) with cross access through the shopping center at two full access intersections | Directly off of State Highway 16 (29,500 VPD) | Two lighted intersections to get into the shopping center



ATTRACTIVE LEASE FUNDAMENTALS

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



CORPORATE GUARANTEE FROM CREDIT WORTHY TENANT

Heartland Dental is the largest dental support organization in the United States | Over 1,700 Locations | 2023 Total Revenue over \$3B



NEW CONSTRUCTION

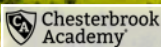
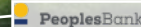
The Building was recently constructed | Transferable roof warranties in place



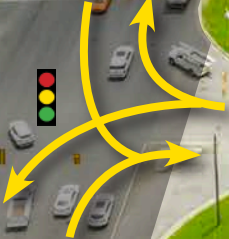
NC-73 (29,500 VPD)



Cameron Village
247 Apartments



NC-73 (29,500 VPD)



Lincoln Commercial
Center
~2M SF Industrial

NC-16 (29,500 VPD)

DISCOUNT
TIRE

MURPHY
USA

LOWE'S

BURGER
KING

AutoZone

HEARTLAND
DENTAL

Walmart
Supercenter

sam's xpress
CAR WASH

NC-78 (29,500 VPD)

ZAXBY'S





Walmart
Supercenter

Riverwalk
288 Apartments

sam's xpress
CAR WASH

ZAXBY'S

QT
QuikTrip

NC-73 (29,500 VPD)

AutoZone

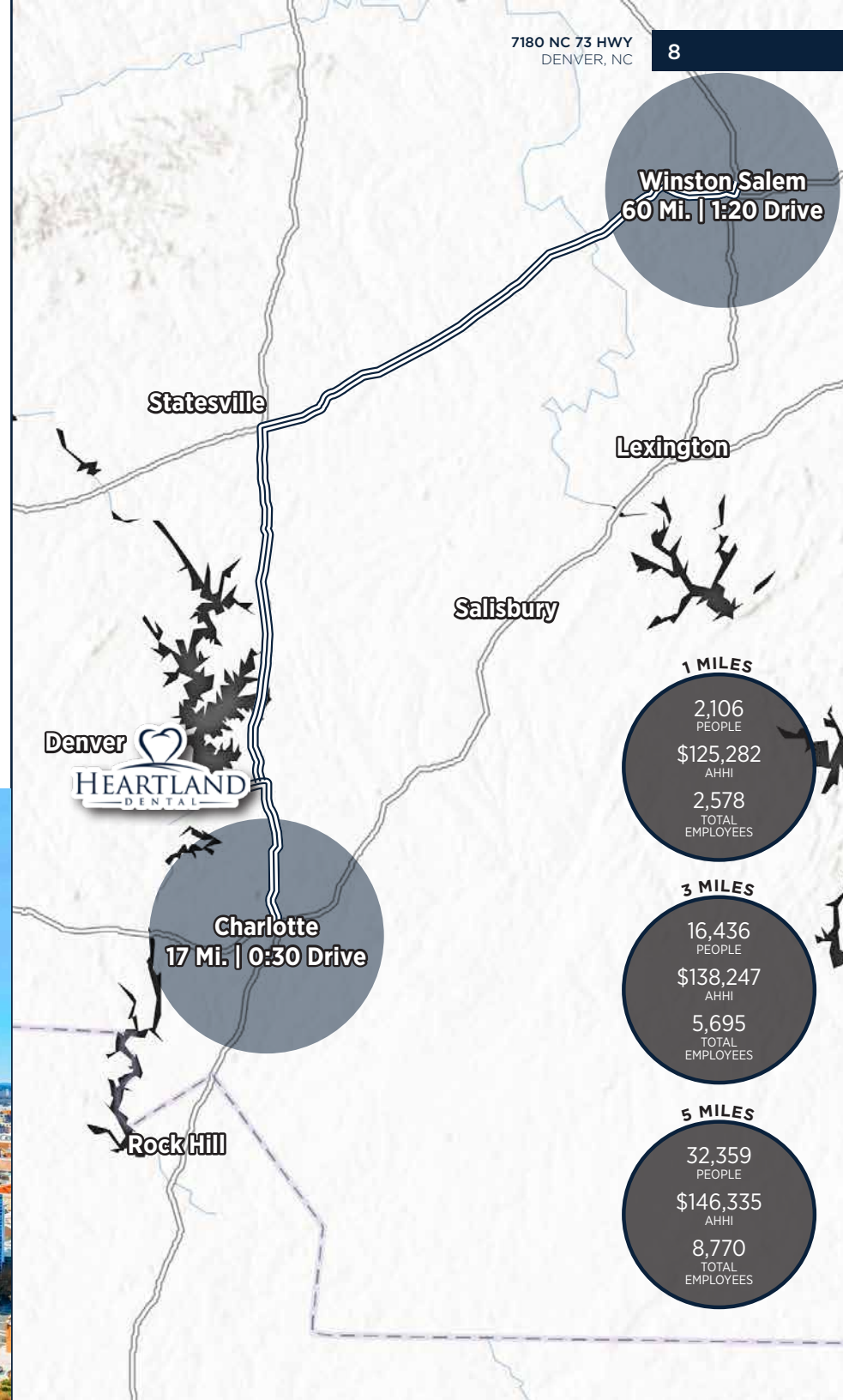
HEARTLAND
DENTAL

the Habit
BURGER GRILL



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 |



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Catawba Springs
DENTAL CARE

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Exclusively Offered By



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