



11130 PANAMA CITY BEACH PKWY
PANAMA CITY BEACH, FL



CONFIDENTIAL
OFFERING MEMORANDUM



**OFFERED
FOR SALE**
\$2,867,000 | 5.90% CAP



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Heartland Dental in Panama City Beach, FL. The Premises is leased to Heartland Dental for a ten year initial term with 8 years remaining. The Asset is positioned on the busy Panama City Beach Pkwy (44,500 VPD) in a strong retail node, in a Publix-anchored center



10-YR LEASE



PUBLIX OUTPARCEL



HIGH GROWTH FLORIDA MARKET

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$169,200
Rent Escalation	6-10	\$186,120
1st Option Term	11-15	\$204,732
2nd Option Term	16-20	\$225,205
3rd Option Term	21-25	\$247,726
4th Option Term	26-30	\$272,498

NOI	\$169,200
CAP	5.90%
PRICE	\$2,867,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	11130 Panama City Beach Pkwy, Panama City Beach, FL 32407
Building Size (GLA)	3,600 SF
Land Size	0.79 Acres
Year Built	2022
Signator/Guarantor	Heartland Dental (Corporate)
Rent Type	NN
Landlord Responsibilities	Only Roof Replacement and Structure
Rent Commencement Date	12/2/2022
Remaining Term	8 Years
Rental Increases	10% Every 5 Years
Current Annual Rent	\$169,200



37,158 PEOPLE IN 5 MILE RADIUS	\$111,416 AHHI IN 1 MILE RADIUS	44,500 VPD ON PANAMA CITY BEACH PKWY
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STRONG LEASE FUNDAMENTALS

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



LARGEST DENTAL ORGANIZATION GUARANTY

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



POSITIONED IN PROMINENT RETAIL NODE

Over 969K SF of retail space within a 1-mile radius | Publix outparcel and nearby retailers include: Home Depot, Lowes Home Improvement, Walmart Supercenter, Office Depot, Exxon, Fedex, and much more



ACCESSIBLE LOCATION ON TRAFFICKED ROAD

Fronting Panama City Beach Pkwy (44,500 VPD) with direct access into the site and cross-access with the adjacent Publix anchored shopping center | Fronts I-98 which runs all down the panhandle of Florida



BREAKFAST POINT MARKETPLACE

Outparcel to Breakfast Point Marketplace which boasts over 1.8 Million visits a year according to Placer.ai | The Publix Anchor ranks in the top 85 percentile for all Publix locations in terms of visits (Placer.ai) | This Publix is also the top ranking in a 15 mile radius (6 Locations)



PANAMA CITY BEACH TOURISM

During the summer months, the population for PCB increases from 18,000 to over 100,000 | Every year the city receives over 4.5 Million visitors | Tourism industry produces over \$3.0B in economic impact annually





LOWE'S

WHATABURGER

CVS

EXPRESS OIL CHANGE

AutoZone

FIREHOUSE SUBS
verizon

THE HOME DEPOT

REGIONS

Chick-fil-A

tropical CAFE

TRUIST

Tyndall

Arnold High
1,600 Students



Culver's

COMMUNITY BANK

Ascension

Office DEPOT

Publix
85th Percentile
in Visits

Pet Super market

HEARTLAND DENTAL

DUNKIN'

WAFFLE HOUSE

FIRST WATCH
THE DAYTIME CAFE

Panama City Beach Pkwy (44,500 VPD)

EXXON



Breakfast Pointe
2,200 Planned Homes

10X Living
360 Units

Capital City
Bank

DUPLIN
WINERY

The Glades
268 SF Homes

Sea Sound
300 Units

Medical
Offices

Panama City Beach Pkwy (AA-500 VPD)



EXXON

BREAKFAST POINTE
DENTAL CARE



PANAMA CITY



TALLAHASSEE

90 MILES
2:15 DRIVE

JACKSONVILLE

245 MILES
4:20 DRIVE

Panama City, FL

Panama City, Florida, is a vibrant coastal city located in the northwest part of the state along the Gulf of Mexico. It serves as the county seat of Bay County and is known for its stunning white sandy beaches, emerald waters, and laid-back beach-town atmosphere. The city has a rich history, with influences from Native American cultures, Spanish exploration, and maritime trade.

Panama City is a popular destination for tourism, with attractions such as St. Andrews State Park, Shell Island, and the lively Panama City Beach area offering activities like fishing, boating, snorkeling, and other water sports. The city combines natural beauty with family-friendly entertainment, including shopping, dining, and cultural experiences.

In addition to its tourism appeal, Panama City is a hub for the local economy, with industries like shipping, healthcare, and tourism driving growth. The area also boasts excellent schools, parks, and community events, making it a desirable place to live or visit. It's a mix of old Florida charm and modern amenities, ideal for outdoor enthusiasts and families alike.

1 MILES

6,692
PEOPLE

\$111,416
AHHI

2,964
TOTAL
EMPLOYEES

3 MILES

24,383
PEOPLE

\$106,298
AHHI

14,180
TOTAL
EMPLOYEES

5 MILES

37,158
PEOPLE

\$107,481
AHHI

20,976
TOTAL
EMPLOYEES

ORLANDO

290 MILES
5:45 DRIVE

TAMPA
255 MILES
6:00 DRIVE

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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HEARTLAND
DENTAL

**11130 PANAMA CITY BEACH PKWY
PANAMA CITY BEACH, FL**

Exclusively Offered By



PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

BEN OLMSTEAD

Associate
980.498.3296
bolmstead@atlanticretail.com

BOR:

Patrick Wagor
Atlantic Capital Partners
West Palm Beach, FL

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