DUNKIN' HEARTLAND DENTAL

CLAYTON, NC

OFFERED FOR SALE $5,739,000 | 5.75% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS

DUNKIN' HEARTLAND DENTAL

CLAYTON, NC

EXECUTIVE SUMMARY

2165 Pritchard Rd is a brand-new, 6,450 SF two-tenant NNN retail property situated on 2.20 acres in Clayton, NC, constructed in 2026 and 100% occupied by Heartland Dental and Dunkin'. The property generates $330,000 in current NOI with a 13-year WALT, offering investors a truly passive income stream backed by two nationally recognized, recession-resistant operators. NNN lease structures eliminate landlord responsibilities, while 10% rental increases every 5 years and through option periods provide built-in cash flow growth over the hold period.

NOI	**$330,000**
CAP	**5.75%**
PRICE	**$5,739,000**

ASSET SNAPSHOT

Address	2165 Pritchard Rd, Clayton, NC 27527
Building Size (GLA)	6,450 SF
Land Size	2.20 Acres
Year Built/Renovated	2026
Tenants	Heartland Dental (Corp) & Dunkin' (Large Franchisee)
Lease Type(s)	NNN
WALT	13 Years
Rental Increases	10% Every 5 Years and in Options
Occupancy	100%
Current NOI	$330,000

67,652 PEOPLE IN 5 MILE RADIUS

$122,417 AHHI IN 5 MILE RADIUS

13,000 VPD PRITCHARD RD

INVESTMENT HIGHLIGHTS

LONG-TERM NNN INCOME STREAM

13 years of WALT across two national-caliber tenants with minimal landlord responsibilities, delivering truly passive ownership.

BUILT-IN RENT GROWTH

10% rental increases every 5 years and in option periods provide a strong hedge against inflation and steady NOI growth over the hold period.

RECENT 2026 CONSTRUCTION

Newly built asset with modern buildouts and long useful life, eliminating near-term capital expenditure risk.

RECESSION-RESISTANT TENANT MIX

Heartland Dental, the nation's largest dental support organization with 1,800+ supported practices, paired with Dunkin', an internet-resistant QSR staple with over 14,000 global locations.

EXPLOSIVE RALEIGH MSA GROWTH CORRIDOR

Clayton is one of the fastest-growing submarkets in the Raleigh-Durham MSA, fueled by major employers like Novo Nordisk's $4B+ expansion and continued residential development along the US-70 corridor.

STRONG DEMOGRAPHIC PROFILE

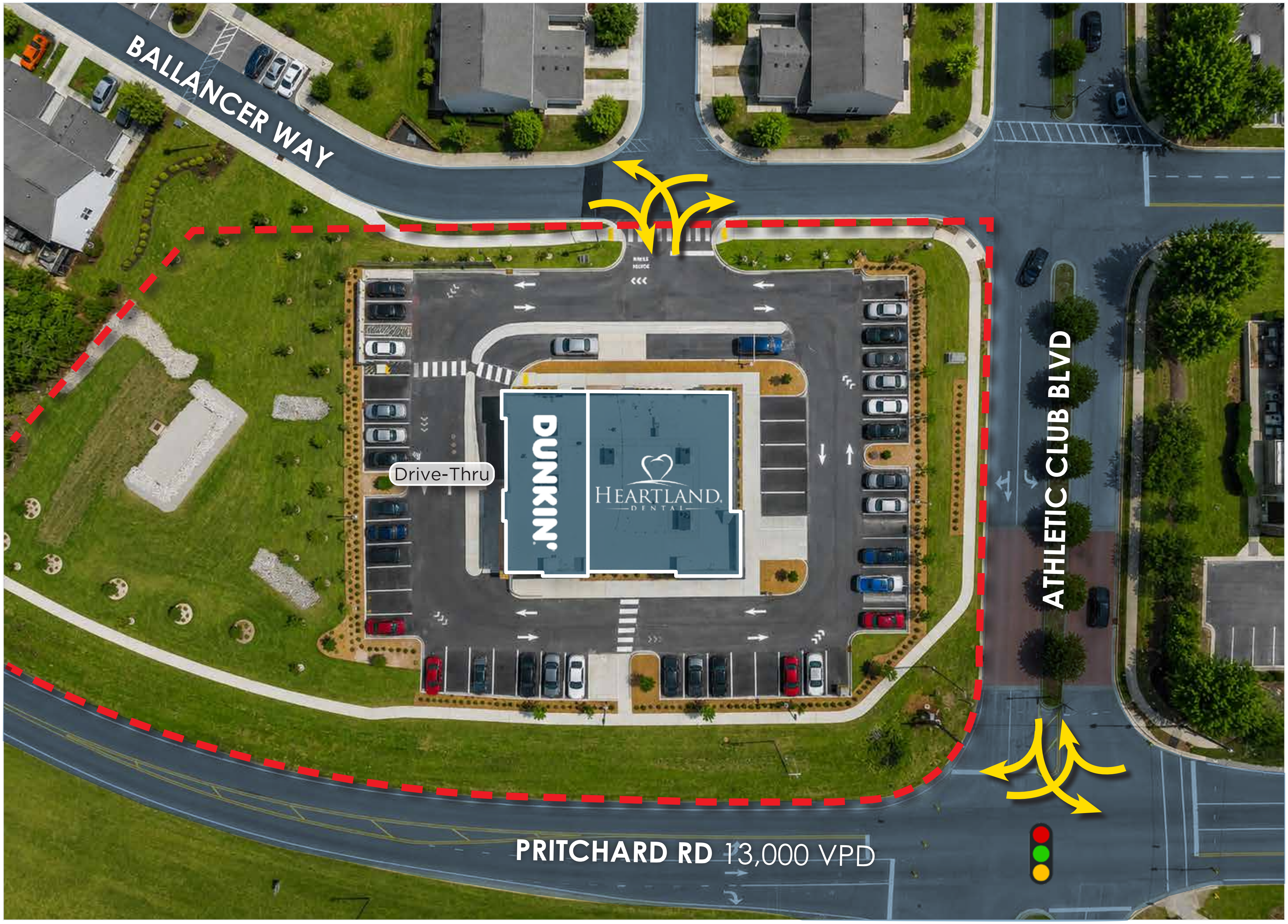
The surrounding 5-mile trade area features 67,652 residents and average household income of $122,417, providing an affluent and densely populated customer base.

DUNKIN' HEARTLAND DENTAL
CLAYTON, NC

RENT ROLL

TENANT	SQUARE FEET	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	INCREASE ON	ESCALATIONS	EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS
Heartland Dental (Corporate)	4,150	5/13/2026	5/31/2036	$50.60	$210,000	5/31/2031	$231,000 (10% increases)	-PRS TICAM -MGMT Fee - 15% of CAM	4 x 5 Years
Dunkin (Franchisee - Coastal Franchising)	2,300	6/13/2026	6/30/2041	$52.17	$120,000	6/30/2031 6/30/2036	$132,000 $145,200 (10% increases)	-PRS TICAM -15% Admin Fee on TICAM	3 x 5 Years
TOTAL	**6,450**				**$330,000**				

SITE PLAN


BALLANCER WAY
ATHLETIC CLUB BLVD
Drive-Thru
DUNKIN'
HEARTLAND DENTAL
PRITCHARD RD 13,000 VPD

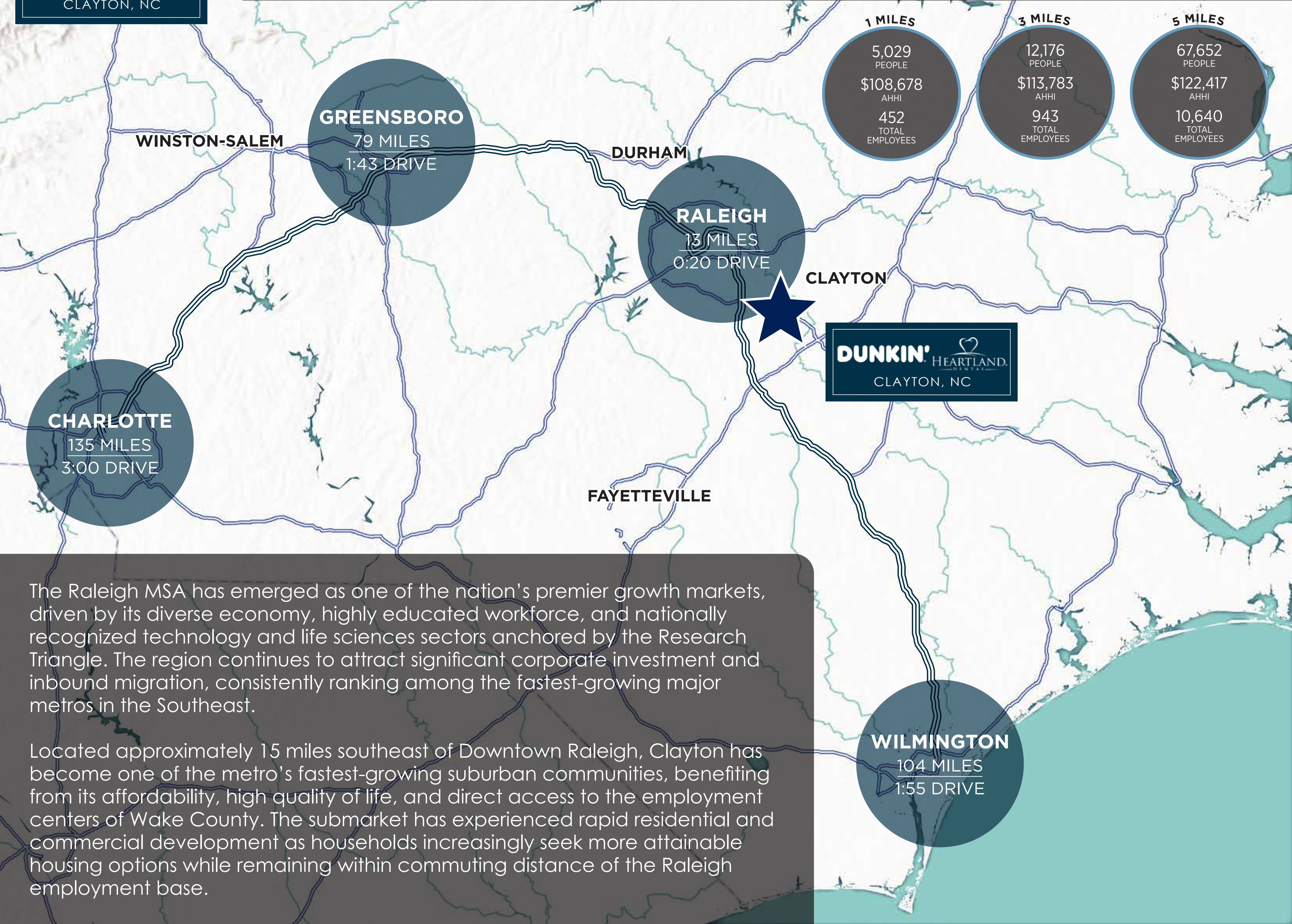
DUNKIN' HEARTLAND DENTAL
CLAYTON, NC

NORTHWEST AERIAL

DUNKIN' HEARTLAND DENTAL
CLAYTON, NC

LOCATION OVERVIEW

1 MILES	3 MILES	5 MILES
5,029 PEOPLE	12,176 PEOPLE	67,652 PEOPLE
$108,678 AHHI	$113,783 AHHI	$122,417 AHHI
452 TOTAL EMPLOYEES	943 TOTAL EMPLOYEES	10,640 TOTAL EMPLOYEES



The Raleigh MSA has emerged as one of the nation's premier growth markets, driven by its diverse economy, highly educated workforce, and nationally recognized technology and life sciences sectors anchored by the Research Triangle. The region continues to attract significant corporate investment and inbound migration, consistently ranking among the fastest-growing major metros in the Southeast.

Located approximately 15 miles southeast of Downtown Raleigh, Clayton has become one of the metro's fastest-growing suburban communities, benefiting from its affordability, high quality of life, and direct access to the employment centers of Wake County. The submarket has experienced rapid residential and commercial development as households increasingly seek more attainable housing options while remaining within commuting distance of the Raleigh employment base.

TENANT OVERVIEW

Heartland Dental is the largest dental support organization in the United States, with over 1,800 supported dental offices in 39 states. Founded in 1997, Heartland Dental supports over 3,000 dentists and over 20,000 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.

KEY TENANT STATISTICS

- Largest Dental Support Organization (DSO) in the United States
- Supports 1,800+ dental practices nationwide
- Network spans 39 states with 3,000+ supported dentists
- Employs and supports over 20,000 team members across the country
- Founded in 1997 and headquartered in Effingham, IL
- Backed by leading global investment firm KKR & Co. Inc. and serves millions of patient visits annually

Dunkin' was founded in 1950 in Quincy, Massachusetts and is headquartered in Canton, Massachusetts. The brand operates 14,000+ locations worldwide, with roughly 9,500+ in the United States, and is privately held under Inspire Brands, a Roark Capital Group-backed multi-concept restaurant company that also owns Arby's, Sonic, and Baskin-Robbins. Nearly 100% of domestic locations are franchised, making guarantor strength a key underwriting consideration in NNN acquisitions. Rebranded from "Dunkin' Donuts" to "Dunkin'" in 2019 to reflect its evolution into a beverage-led, all-day concept, the brand's value-oriented, routine-driven customer base supports consistent traffic across economic cycles, and drive-through-equipped locations are broadly regarded as the most desirable real estate format within the system.

KEY TENANT STATISTICS

- One of the largest coffee and baked goods chains in the world
- 14,000+ restaurants worldwide across nearly 40 countries
- More than 9,700 U.S. locations serving millions of customers daily
- One of the most recognized quick-service restaurant brands globally
- Part of Inspire Brands, one of the world's largest restaurant companies
- Systemwide sales exceed $15 billion annually

DUNKIN' HEARTLAND DENTAL

CLAYTON, NC

OFFERED FOR SALE $5,739,000 | 5.75% CAP

Exclusively Offered By

Atlantic CAPITAL PARTNERS™

PRIMARY DEAL CONTACTS

DAVID HOPPE
Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

MIKE LUCIER
Executive Vice President
980.337.4469
mlucier@atlanticretail.com

BEN OLMSTEAD
Senior Associate
980.498.3296
bolmstead@atlanticretail.com