HEARTLAND DENTAL

HWY 707 & OAK HAMPTON DR
MURRELLS INLET, SC (MYRTLE BEACH MSA)

Representative Photo

OFFERED FOR SALE

$3,080,000 | 6.00% CAP

CONFIDENTIAL
OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Heartland Dental in Murrells Inlet, SC. The Premises is leased to Heartland for a ten year initial term with 10% rental increases every 5 years in initial term and extensions. The Asset is well positioned off of Hwy 707 in the high growth Myrtle Beach MSA.

10-YR LEASE

POSITIONED IN RETAIL NODE

HIGH GROWTH MYRTLE BEACH, SC

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-5	$184,800
Rent Escalation	Years 6-10	$203,280
1st Option Term	Years 11-15	$223,608
2nd Option Term	Years 16-20	$245,969

NOI	$184,800
CAP	6.00%
PRICE	$3,080,000

ASSET SNAPSHOT

Tenant Name	Heartland Dental
Address	Hwy 707 and Oak Hampton Drive, Murrells Inlet, SC
Building Size (GLA)	4,200 SF
Land Size	0.91 Acres
Year Built/Renovated	2025
Signator/Guarantor	Heartland Dental (Corporate Guarantee)
Rent Type	NN
Landlord Responsibilities	Roof and Structure Only
Rent Commencement Date	5/1/2026
Lease Expiration Date	4/30/2036
Remaining Term	10 Years
Rent Escalations	10% Increase in Year 6 and 10% Increases in Options
Current Annual Rent	$184,800

CONSTRUCTION AS OF JANUARY 2026

68,969 PEOPLE IN 5 MILE RADIUS

$97,736 AHHI IN 3 MILE RADIUS

24,700 VPD ON HWY 707

INVESTMENT HIGHLIGHTS

STRONG LEASE FUNDAMENTALS

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

HIGHLY VISIBLE SITE NEXT TO PRINCE CREEK VILLAGE CENTER

Cross access to a lighted intersection off of Hwy 707 (24.7K VPD) | Over 1.8MSF of retail space located in a 2 mile radius | Nearby National tenants include: Home Depot (#1 in the state), Walmart, & Publix | Cross access to Prince Creek Village, a Publix Anchored Center, and Magnolia Bridge at Murrells Inlet, a 107 unit senior living complex | over 2.8K homes are located in a 1-mile radius

MYRTLE BEACH MSA

Over 36K people live in a 3-mile radius, which has grown at an annual rate of 3.3% over the last 5 years (According to CoStar.com) | Myrtle Beach has been named the fastest grown City in the US for a 3rd straight year (U.S. News & World Report 2023) | 42% increases from 2010

HIGH GROWTH MURRELLS INLET – A TOP VACATION MARKET

Murrells Inlet population increased by more than 6.21% in 2021-2022, while median HHI increased 4.47% in same time span (DataUSA) | Over 17.6M people visited Murrells Inlet in 2023, accounting for over $12.5B in economic impact by direct visitor spending, a 4.7% increase from 2022

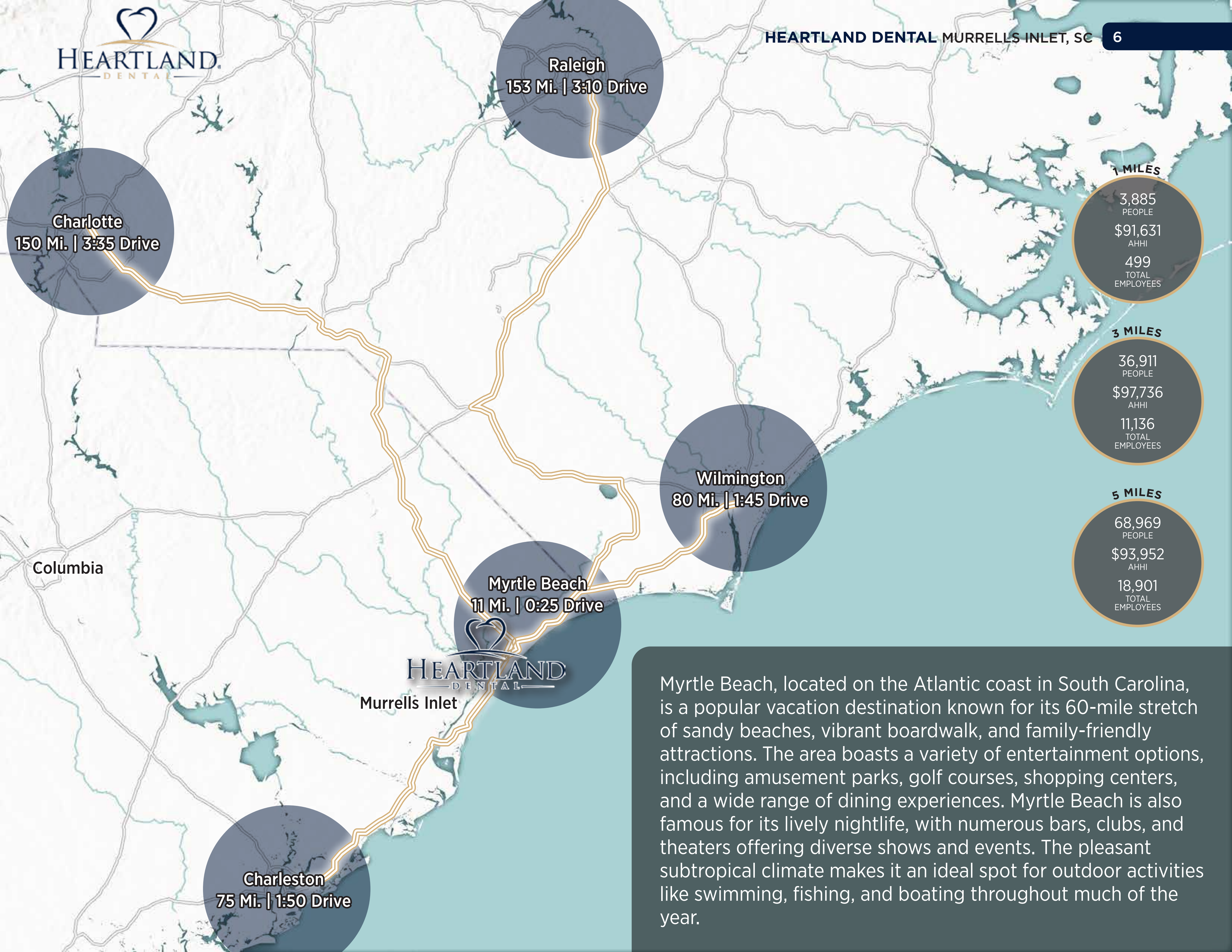
LOCATED IN HEALTHY RETAIL TRADE AREA

Over 138K SF of absorption in last 12 months with a 0.6% vacancy rate

SITE PLAN


Hwy 707 (24,700 VPD)
CHASE
Available Individually or as a Portfolio


Lowes FOODS
Bojangles
CVS
7-ELEVEN
Publix
Pizza Hut
ZAXBY'S
DUNKIN'
Magnolia Bridge
170 Assisted Living Units
EGGS UP GRILL
CHASE
Hwy 707 (24,700 VPD)
HEARTLAND DENTAL



Myrtle Beach, located on the Atlantic coast in South Carolina, is a popular vacation destination known for its 60-mile stretch of sandy beaches, vibrant boardwalk, and family-friendly attractions. The area boasts a variety of entertainment options, including amusement parks, golf courses, shopping centers, and a wide range of dining experiences. Myrtle Beach is also famous for its lively nightlife, with numerous bars, clubs, and theaters offering diverse shows and events. The pleasant subtropical climate makes it an ideal spot for outdoor activities like swimming, fishing, and boating throughout much of the year.

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

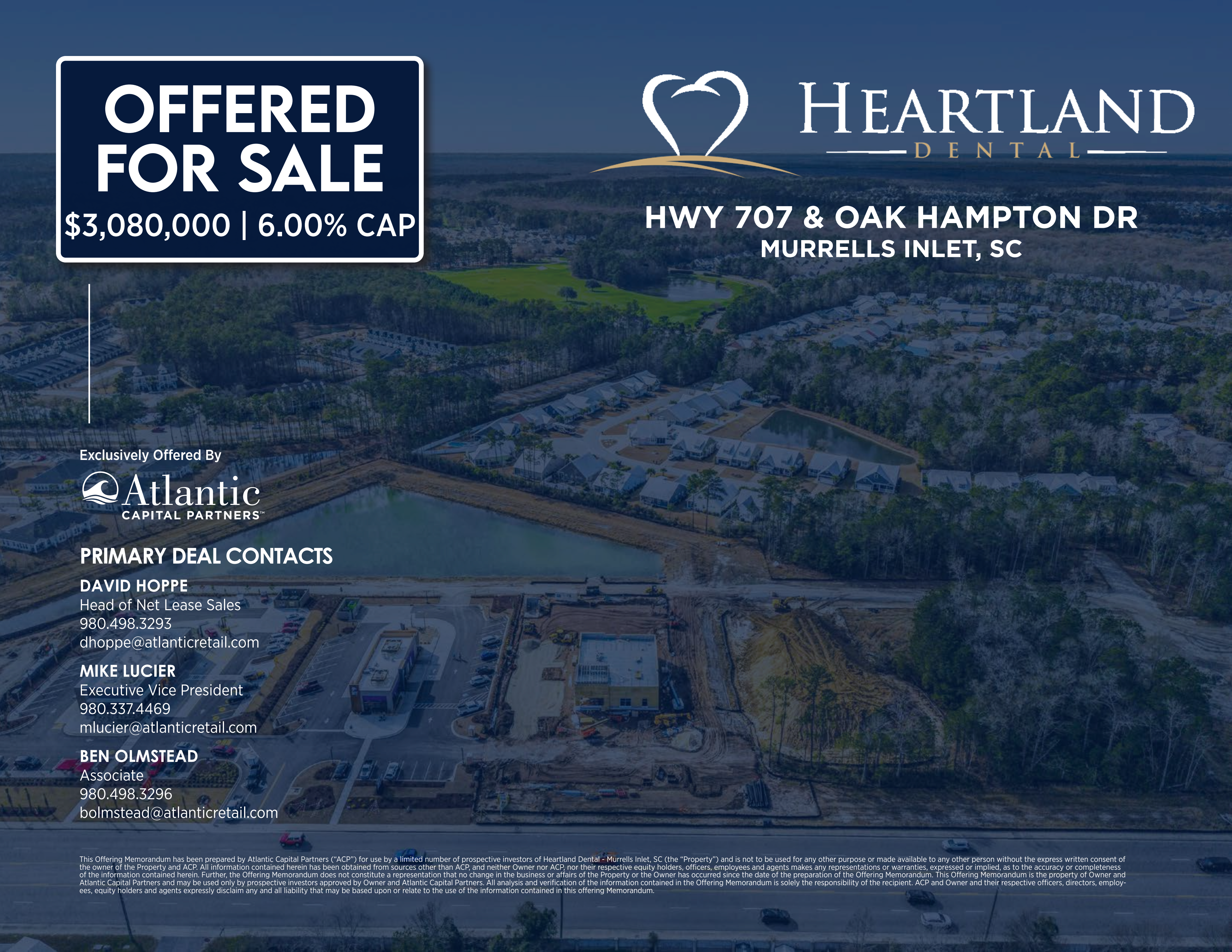
Heartland Dental's parent company, KKR (NYSE: KKR), is a leading global investment firm that manages multiple alternative asset management, capital markets, and insurance solutions. KKR has approximately $207 billion in assets under management and more than 103 companies in their portfolio

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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MURRELLS INLET, SC

Exclusively Offered By

Atlantic CAPITAL PARTNERS™

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