

HEARTLAND — D E N T A L —

340 EISENHOWER DR SUITE 400, SAVANNAH, GA 31406



HEARTLAND DENTAL



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HEARTLAND DENTAL

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INVESTMENT OVERVIEW

📍 HEARTLAND DENTAL | SAVANNAH, GA

The Offering

Peranich Huffman Net Lease Group is pleased to exclusively present Heartland Dental, located at 340 Eisenhower Dr Suite 400, Savannah, GA 31406. This offering provides investors the opportunity to acquire a property leased to the nation's largest dental support organization in a well-established commercial and healthcare corridor. The ±4,800 SF dental facility is strategically positioned along Eisenhower Drive, benefiting from strong surrounding population density, consistent patient demand, and proximity to major retail and medical services.

The property is leased to Heartland Dental, LLC under a double net (NN) lease structure with a remaining term through January 31, 2027. The tenant is responsible for the majority of operating expenses, including taxes and insurance, with limited landlord responsibilities, providing a stable and passive income stream. The lease includes two (2) additional five-year renewal options at Fair Market Value, offering the potential for long-term income continuity and future rental upside.

Heartland Dental, LLC is the largest dental support organization in the United States, supporting more than 1,900+ practices across 39 states and the District of Columbia with over 3,100 doctors and 25,000 team members. The company provides non-clinical administrative and operational support that allows affiliated dentists to focus on patient care. Heartland's national scale, steady growth, and essential service offerings provide investors with long-term stability and income security.

Deal Snapshot

\$1,508,000

Purchase Price

\$314/PSF

Price Per SF

\$105,600

Net Operating Income

7.00%

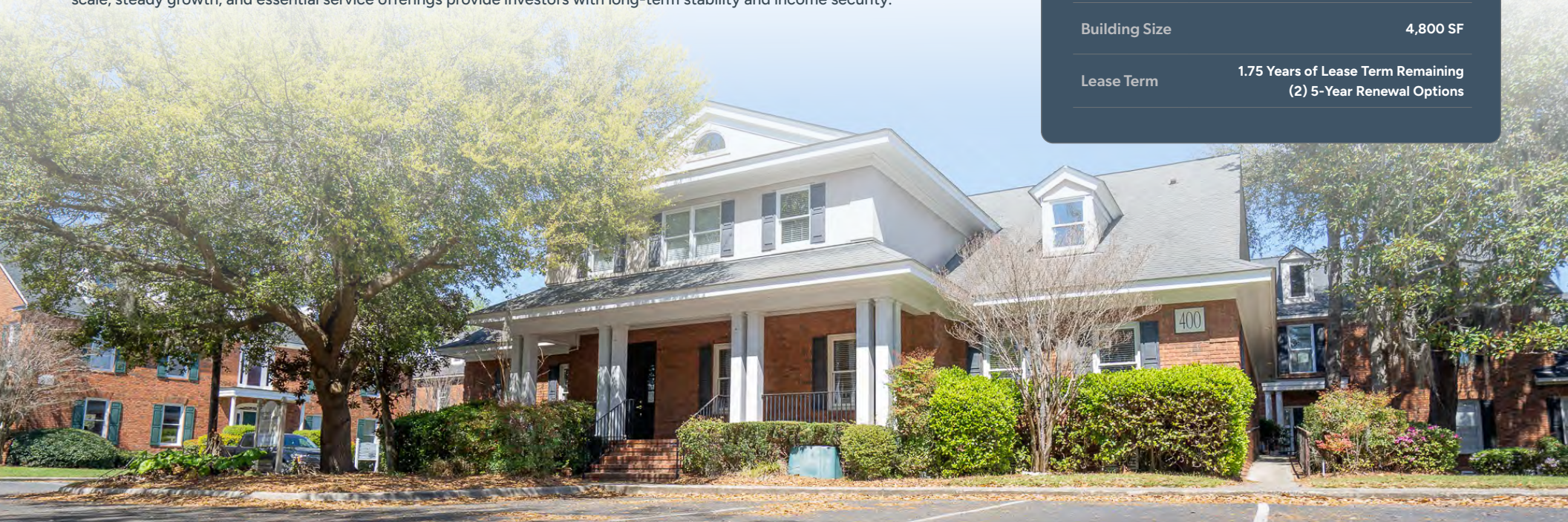
Cap Rate

Address 340 Eisenhower Dr Suite 400
Savannah, GA 31406

Tenant Heartland Dental

Building Size 4,800 SF

Lease Term 1.75 Years of Lease Term Remaining
(2) 5-Year Renewal Options



INVESTMENT HIGHLIGHTS

📍 HEARTLAND DENTAL | SAVANNAH, GA

HIGH-REVENUE LOCATION WITH STRONG OPERATING PERFORMANCE



The subject property demonstrates consistent top-line strength and healthy net income, reflecting an established patient base and operationally efficient practice – financials available upon request.

BELOW-MARKET RENT WITH EMBEDDED GROWTH



The property is currently leased at \$22.00 PSF, below the market average of \$26.41 PSF. This provides built-in rental upside and the ability to capture future income growth.

ESTABLISHED DENTAL PRACTICE



A Heartland-affiliated dental practice has operated at the property since 2012, demonstrating strong location fundamentals and consistent patient demand. The long-term occupancy reflects tenant commitment and proven site performance.

CORPORATELY GUARANTEED LEASE



The lease is backed by Heartland Dental, LLC, the nation's largest dental support organization with 1,900+ affiliated locations across 39 states & the District of Columbia. This corporate guarantee minimizes default risk and provides investors with long-term income security.

RECESSION-RESISTANT HEALTHCARE TENANCY



Dental services represent a necessity-based healthcare use supported by recurring patient visits. This provides durable demand and stable occupancy through varying economic cycles.

STRONG SAVANNAH DEMOGRAPHICS



The surrounding 3-mile area includes more than 105,000 residents, supporting a consistent and reliable patient base. Strong local demographics reinforce long-term demand for healthcare services.



PROPERTY OVERVIEW

📍 HEARTLAND DENTAL | SAVANNAH, GA

340 Eisenhower Dr Suite 400, Savannah, GA 31406

Street Address

Heartland Dental

Tenant

4,800 Square Feet

Building Area

Open 5 Days/Week

Operating Schedule

Double Net

Lease Type

1.75 Years

Lease Term Remaining

12/31/2027

Lease Expiration Date

Heartland Dental, LLC

Lessee Entity

\$105,600

Annual Base Rent

Flat

Rent Escalations

(2) 5-Year Options

Renewal Option

Fair Market Value (FMV)

Option Escalations



NORTHEAST VIEW

📍 HEARTLAND DENTAL | SAVANNAH, GA



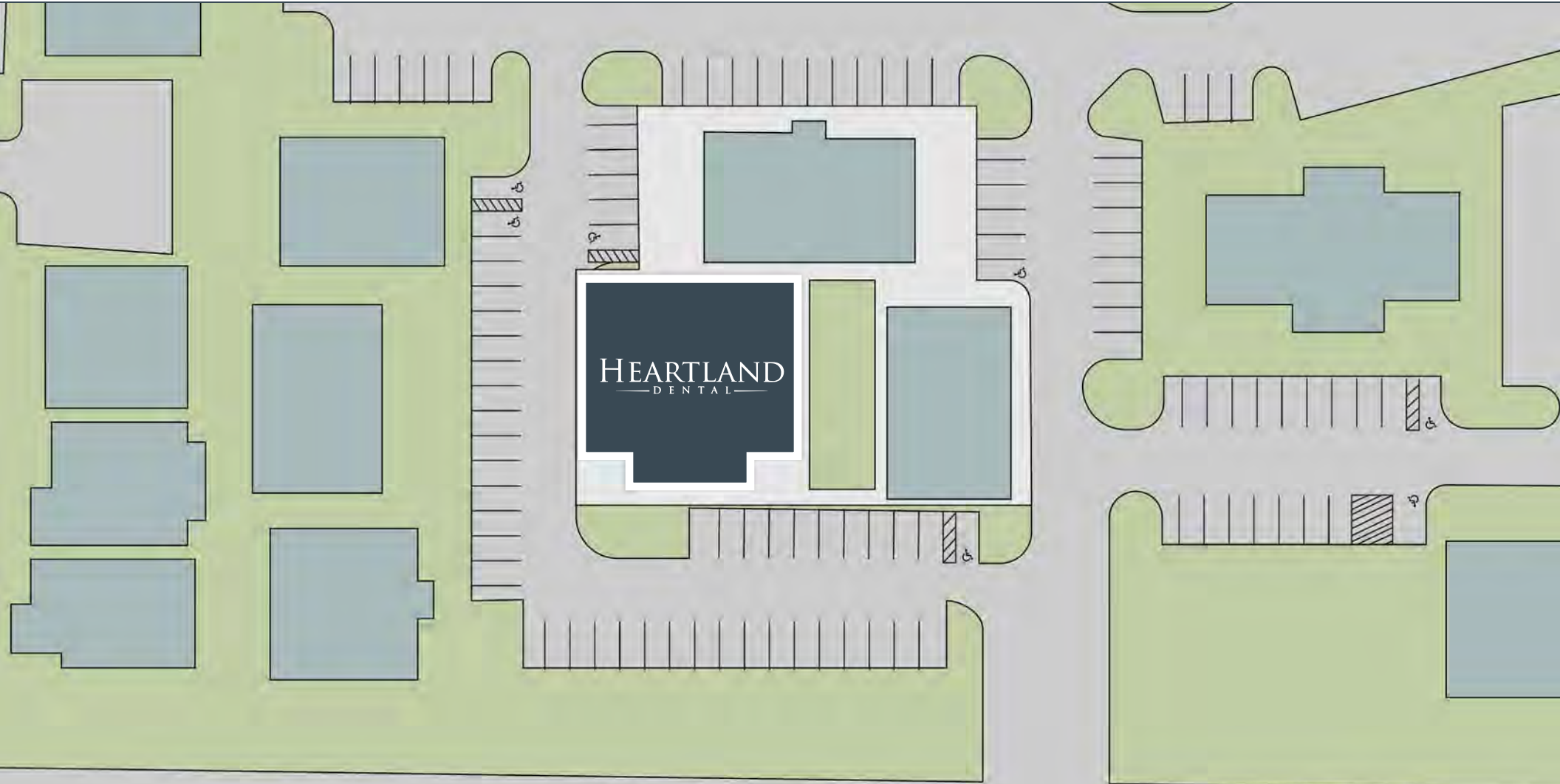
SOUTHWEST VIEW

📍 HEARTLAND DENTAL | SAVANNAH, GA



SITE PLAN

📍 HEARTLAND DENTAL | SAVANNAH, GA



EISENHOWER DR



GALLERY

📍 HEARTLAND DENTAL | SAVANNAH, GA



GALLERY

📍 HEARTLAND DENTAL | SAVANNAH, GA



TENANT OVERVIEW

📍 HEARTLAND DENTAL | SAVANNAH, GA

Heartland Dental is one of the largest dental support organizations (DSOs) in the United States, providing non-clinical services that allow affiliated dentists to focus on patient care. The company supports general dentistry practices offering preventative, restorative, and cosmetic services, serving millions annually across a growing national footprint supported by recurring demand.

Practices affiliated with Heartland Dental operate under various local brand names while benefiting from centralized support in areas such as staffing, procurement, marketing, and technology. Through its network of 1,900+ supported offices since 1995 and 3,100+ supported doctors across 39 states and the District of Columbia, the company employs over 25,000 team members within the Heartland Dental family. This scale enables operational efficiencies, consistent clinical standards, and continued expansion through partnerships with independent dentists, reinforcing its leadership within the highly fragmented dental services industry.

Founded in 1997 and headquartered in Effingham, Illinois, Heartland Dental is backed by institutional investors including KKR and operates as a leading platform in the dental services sector, offering strong credit characteristics and durable occupancy.

IN THE NEWS | JANUARY 2026

“The Company exceeded its ambitious goals, collaborating to open 75 de novo practices, completing 19 relocations, and expanding 27 existing supported practices. Strategic affiliations added 33 more supported practices, and the acquisition of Smile Design Dentistry, a doctor-founded group in Florida, brought an additional 60 world-class supported practices. These strategic investments expanded Heartland Dental’s doctor-led culture and support model to 93 additional practices and strengthened its supported practices’ ability to serve diverse patient populations.”



COMPANY TYPE Private (LLC)	MAJORITY OWNER KKR (a leading global investment firm)	SECTOR Dental Services
SUPPORTED DOCTORS 3,100+	LOCATIONS 1,900+	STATES 39

DOUBLE NET LEASE STRUCTURE

📍 HEARTLAND DENTAL | SAVANNAH, GA

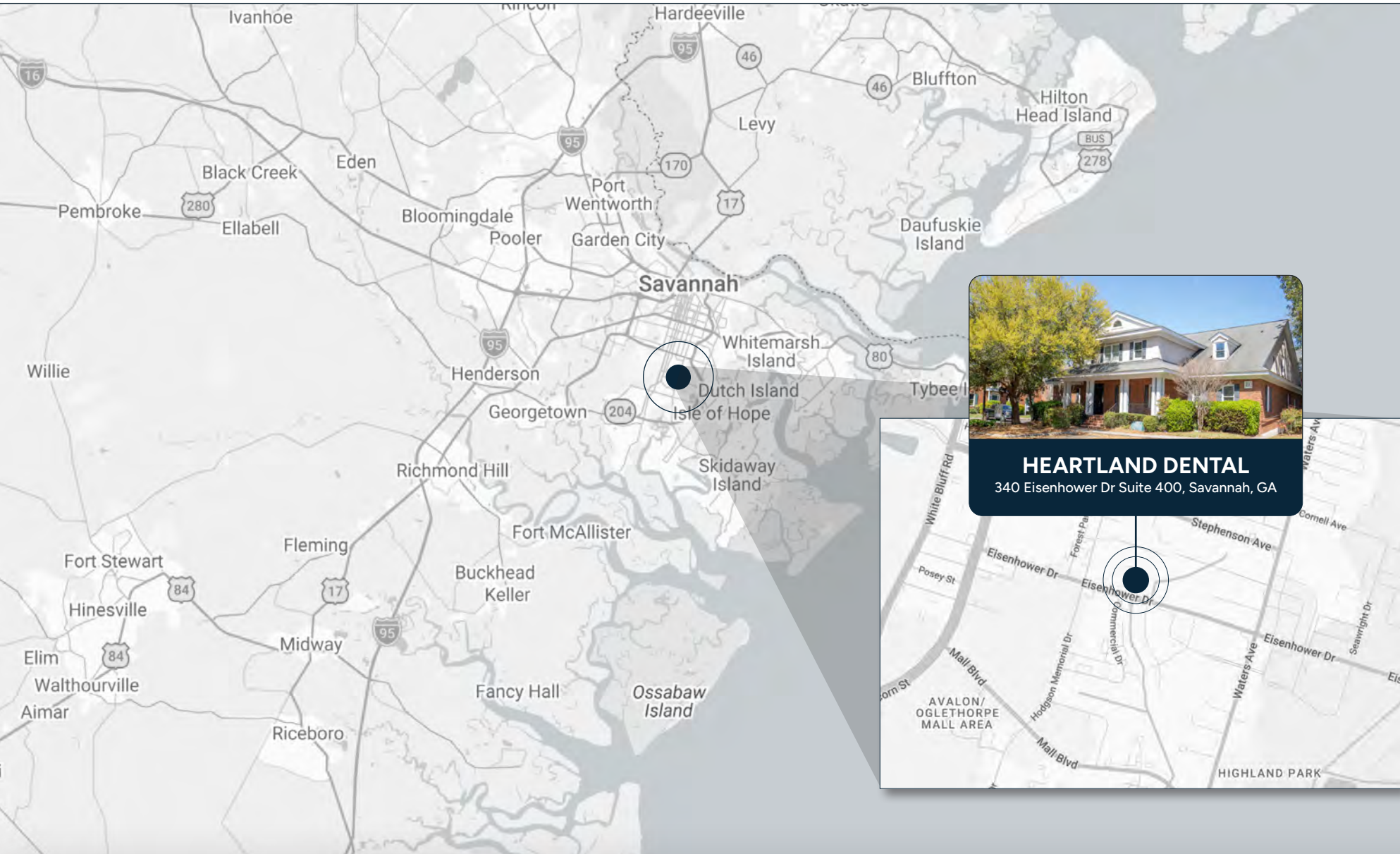


Tenant's Responsibility	Expense Category	Landlord's Responsibility
-	Structural	✓
-	Roof Repair	✓
-	Roof Replacement	✓
✓	HVAC Repair*	✓
✓	HVAC Replacement*	✓
✓	Interior/Non-Structural	-
✓	Property Taxes	-
✓	Insurance Premiums	-
✓	Utilities	-
✓	Waste Management	-
✓	Property Owners Association Fees	-

*Tenant responsible up to \$1,500; Landlord responsible above that threshold.

REGIONAL MAP

📍 HEARTLAND DENTAL | SAVANNAH, GA



IMMEDIATE MAP

📍 HEARTLAND DENTAL | SAVANNAH, GA



SAVANNAH CENTRE (SHOPPING)

bealls Burlington
T.J. maxx **OLLIE'S**
GOOD STUFF CHEAP

REGIONAL MANAGEMENT

JONES FAMILY DENTAL
FAMILY | IMPLANT | COSMETIC

Smiley Children's
DENTISTRY, INC.

CVS

EXPERT HEARING CARE

MARKET WALK

Kroger **CHIPOTLE**
MEXICAN GRILL

Wendy's **TACO BELL**

CHATHAM PLAZA

ROSS DRESS FOR LESS
SKECHERS

HIBBETT **verizon**
DOLLAR TREE

KOHL'S

BACON PARK
1926
GOLF COURSE
Savannah, Georgia

SouthCoast HEALTH

DQ

ST. Joseph's Candler

Savannah Botanical Gardens

BEST BUY

ABERCORN COMMONS

petco **HomeGoods**
Michaels **Marshalls**

OGLETHORPE MALL

belk **JCPenney**
macy's **OLD NAVY**

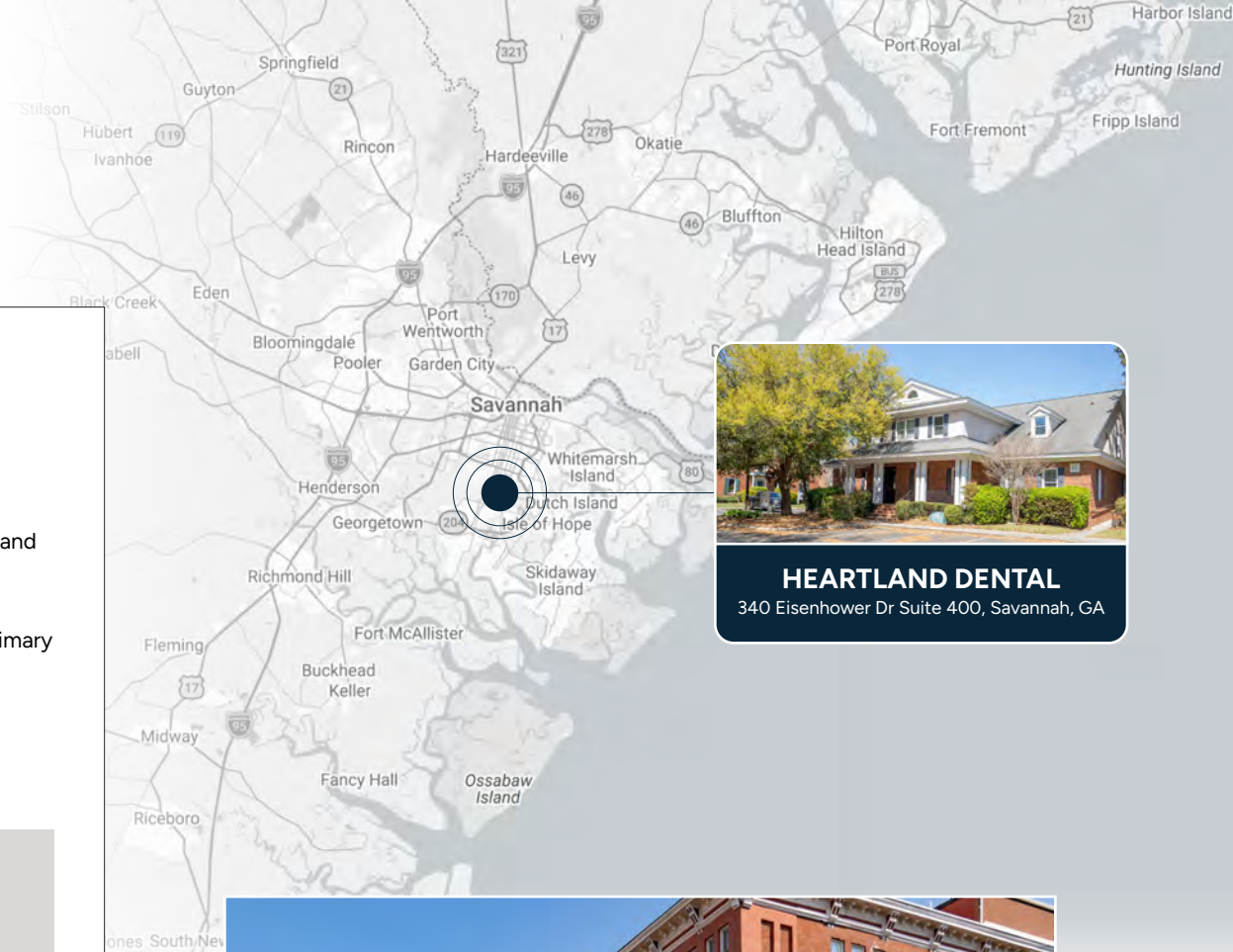
Melvin
Family Dentistry



HEARTLAND DENTAL
340 Eisenhower Dr Suite 400, Savannah, GA

LOCATION OVERVIEW

📍 HEARTLAND DENTAL | SAVANNAH, GA



+ Eisenhower Drive | Savannah, Georgia

Located along Eisenhower Drive, a well-established commercial and medical corridor in Savannah, the property is positioned among complementary healthcare and service users, including dental offices, clinics, and neighborhood retail, generating consistent daytime traffic and patient flow.

Eisenhower Drive connects directly to Abercorn Street (GA-204), a primary retail artery lined with national retailers, restaurants, and daily-needs services, providing strong visibility and convenient local access.

LOCATION HIGHLIGHTS

Medical & Professional Corridor

Situated within a cluster of healthcare providers and service-oriented businesses supporting steady patient traffic and referrals.

Retail & Service Corridor

Positioned near Abercorn Street, featuring national retailers, dining & neighborhood services that drive consistent daily activity.

Established Healthcare Synergy

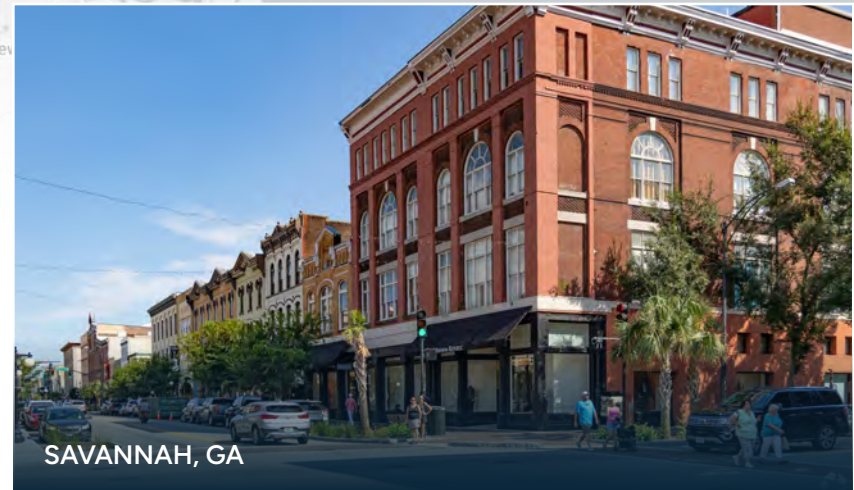
Surrounded by medical offices and clinics, reinforcing the site's role as a destination for healthcare services.

Strong Local Accessibility

Easily accessible via major surface roads, providing convenient access for patients & surrounding neighborhoods.



HEARTLAND DENTAL
340 Eisenhower Dr Suite 400, Savannah, GA



SAVANNAH, GA

AREA OVERVIEW

📍 HEARTLAND DENTAL | SAVANNAH, GA

+ Savannah, GA

Savannah, Georgia, is a historic coastal city and economic hub in Southeast Georgia, located along the Savannah River near the Atlantic Ocean. The local economy is anchored by logistics, healthcare, tourism, and manufacturing, with major employers including Gulfstream Aerospace, Memorial Health University Medical Center, and the Georgia Ports Authority.

The area benefits from strong regional connectivity via Interstate 95, Interstate 16, and U.S. Route 17, along with proximity to the Port of Savannah and Savannah/Hilton Head International Airport, supporting continued population growth and economic expansion.

CITY HEALTH FUNDAMENTALS

- **Leading Industries:** Health Care & Social Assistance, Retail Trade, and Accommodation & Food Services anchor employment.
- **Major Employers:** Notable employers include St. Joseph's Candler, Memorial University Medical Center, and Colonial Group.
- **Regional Connectivity:** Interstate 95, Interstate 16, and U.S. Route 17 provide efficient regional and national access.
- **Growing Retail Presence:** Publix, Aldi, Jimmy John's, and Ulta Beauty & Sephora have growing presence in suburban corridors in Savannah, GA.



HOMES IN HISTORIC SAVANNAH



ABERCORN STREET SHOPS



MEMORIAL HEALTH UNIVERSITY MEDICAL CENTER



PORT OF SAVANNAH

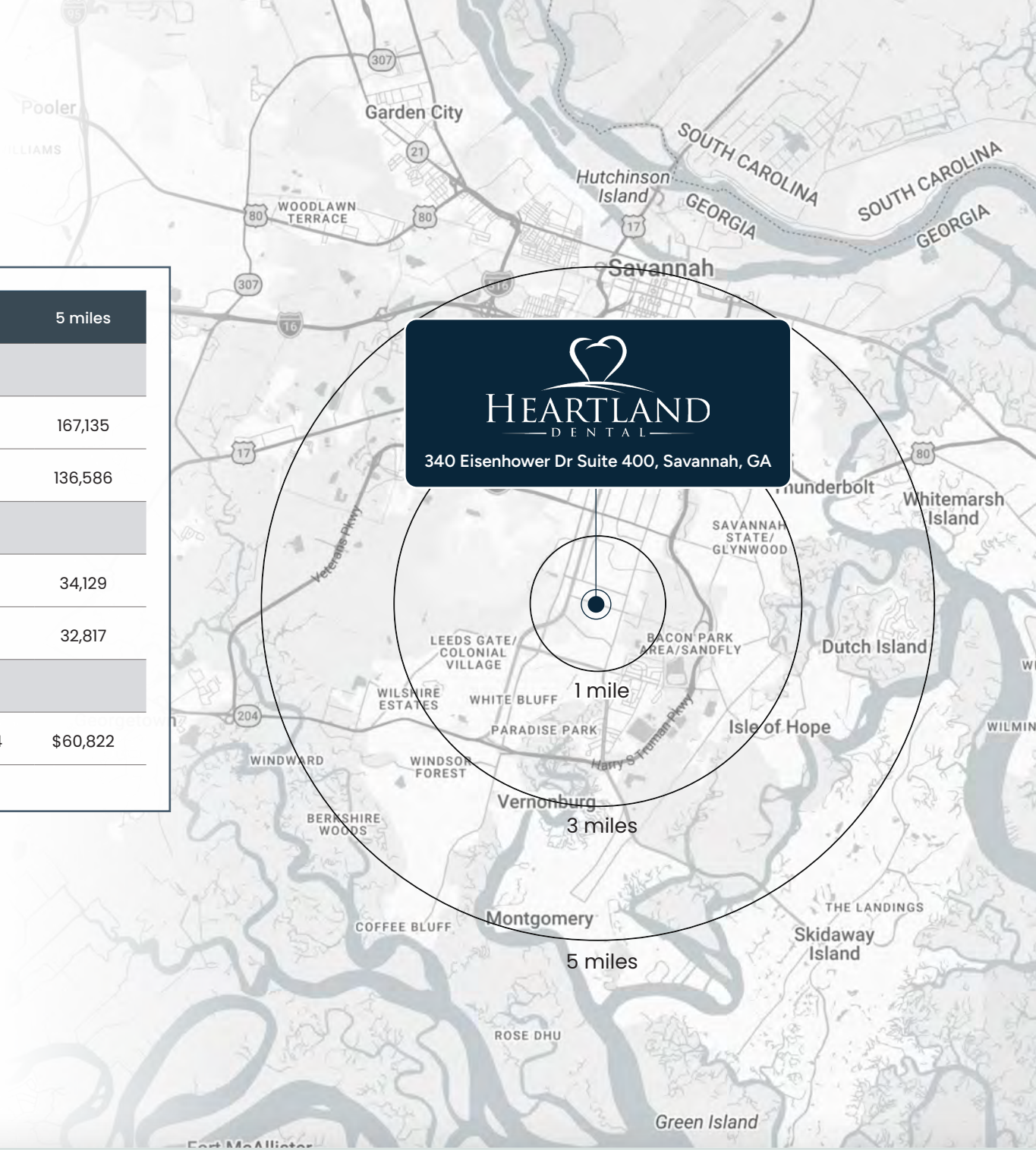


DEMOGRAPHICS

📍 HEARTLAND DENTAL | SAVANNAH, GA

Distance From Subject Property	1 mile	3 miles	5 miles
Population			
Residents	13,553	105,056	167,135
Employed	10,664	84,831	136,586
Housing			
Homeowners	2,043	21,451	34,129
Renters	3,685	20,393	32,817
Income			
Median Household Income	\$55,598	\$59,264	\$60,822

Source: Crexi (demographic data as of 2024)




HEARTLAND
 DENTAL
 340 Eisenhower Dr Suite 400, Savannah, GA

CONFIDENTIAL MEMORANDUM & DISCLAIMER

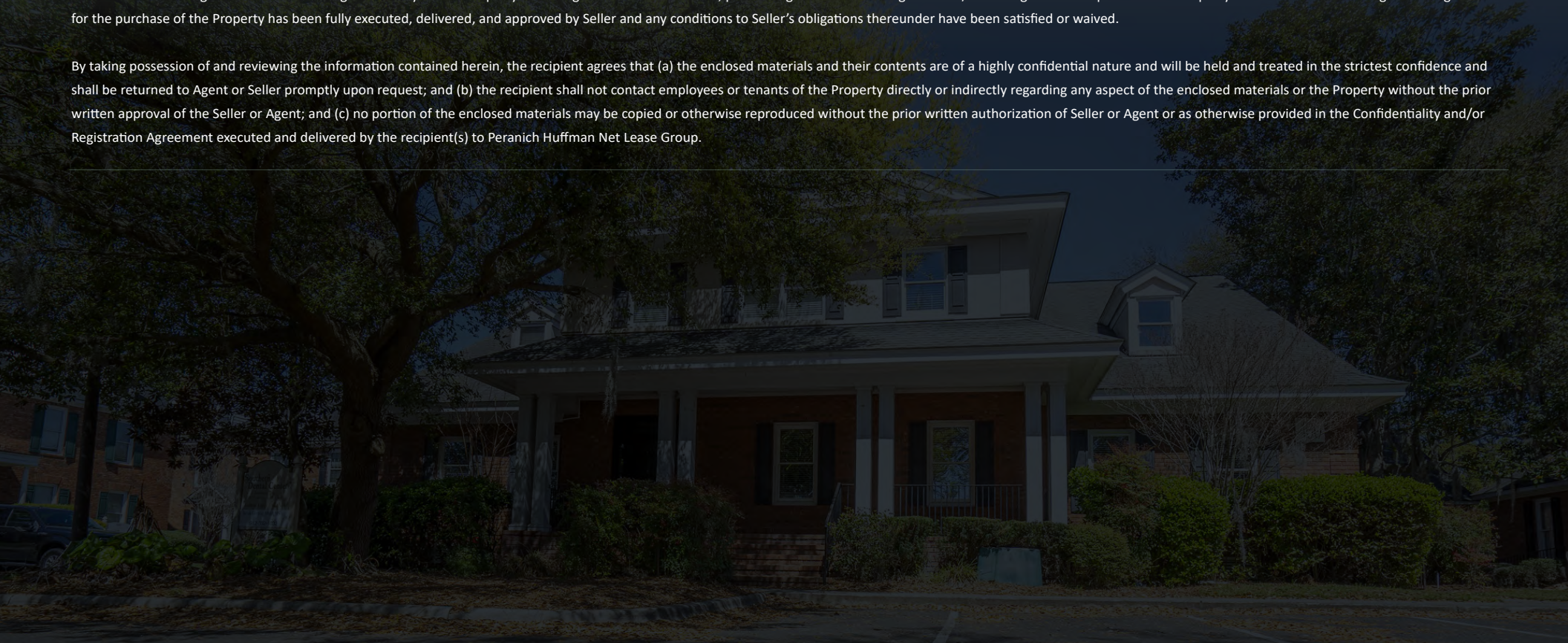
Peranich Huffman Net Lease Group (“Agent”) has been engaged as the exclusive agent for the sale of the Heartland Dental | Savannah, GA (the “Property”), by the owner of the Property (“Seller”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Peranich Huffman Net Lease Group as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Peranich Huffman Net Lease Group.





HEARTLAND DENTAL

340 Eisenhower Dr Suite 400, Savannah, GA 31406

Offers should be submitted electronically to:

LUCAS ZEMLICKA

at lucas@phnlg.com and include the following information:

Purchase Price

Closing Period

Sources of Debt & Equity

Earnest Money

Other Terms

About Us

Peranich Huffman Net Lease Group is a privately held real estate brokerage firm specializing in single tenant net leased medical office investment sales throughout the nation.

Our firm facilitates the purchase & sale of commercial real estate tenanted by Dialysis Operators, Dental Offices, Plasma Centers, Surgery Centers, Vet Clinics, and Hospices.

In-State Broker | Jeremy R. Halback | BridgeLine Real Estate LLC | GA License #: 449951