



HEARTLAND DENTAL OF SPRINGDALE, ARKANSAS

7+ Years of Lease Term Remaining | Absolute Net Lease (No Landlord Responsibilities) | Strong Financial Reporting | Corporately Guaranteed

LISTED BY

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SUNSET
AVENUE
DENTAL

INVESTMENT OVERVIEW

HEARTLAND DENTAL OF SPRINGDALE, AR



OVERVIEW

Peranich Huffman Net Lease Group is pleased to offer for sale, the Heartland Dental of Springdale, AR. The 4,951 SF, single-tenant dental office is offered at a 6.40% capitalization rate. The offering provides an investor with the opportunity to acquire a property that is home to a national medical tenant that exemplifies a reputation of consistency for both patients and the real estate investment community.

LEASE TERM

With 7+ years of lease term remaining, the corporately guaranteed, Heartland Dental lease provides for 1.5% rent escalations occurring annually throughout the remainder of the term. Additionally, the lease provides for (1) 10-year option to renew also containing 1.5% annual rent escalations.

ABSOLUTE NET LEASE

The lease is structured on an absolute net basis, whereby the tenant is solely responsible for all expenses related to the property, including the structure, roof, HVAC, parking lot, interior/non-structural elements, landscaping, insurance, property taxes, and utilities. The landlord has zero responsibilities related to the management or maintenance of the subject property.

INVESTMENT GRADE TENANT

Heartland Dental is the nation's largest dental support organization providing non-clinical, administrative support services to 2,800 supported dentists across 38 states. Heartland Dental partners with its supported dentists to deliver high-quality care across the full spectrum of dental services.

PROPERTY OVERVIEW

HEARTLAND DENTAL OF SPRINGDALE, AR



3617 W Sunset Ave, Springdale, AR 72762
Street Address

Single Tenant
Facility Type

4,951 SF
Building Area

0.91 Acres
Land Area

1991
Year Built

2012
Year Renovated

Heartland Dental, LLC
Corporate Guarantor

6/30/2033
Current Term Expiration

7+ Years
Current Term Remaining

\$181,200
Annual Base Rent

1.5% Annually
Rent Escalations

\$36.06/SF
Rent Per SF

(1) 10-Year Option
Renewal Option



TI Allowance

Tenant shall be entitled to a one-time tenant improvement allowance ("TIA") in the amount of up to, but not exceeding \$50,000. The TIA may be used for any and all costs related to the improvement of the Premises. The TIA shall not be used for furniture, equipment, data cabling, or any other item considered to be Tenant's personal property. On or before June 30, 2030, Tenant must submit to Landlord all receipts, lien releases, proof of payments, and any other necessary paperwork requested by Landlord, along with written notice requesting reimbursement for the TIA.

FINANCIALS & PRICING

HEARTLAND DENTAL OF SPRINGDALE, AR

In-State Broker: Brian Brockman

Bang Realty-Arkansas Inc

AR License #: PB00082359

PURCHASE PRICE

\$2,813,000

CAP RATE

6.40%

NET OPERATING INCOME

\$181,200



INVESTMENT HIGHLIGHTS

HEARTLAND DENTAL OF SPRINGDALE, AR



ABSOLUTE NET LEASE

The Heartland Dental lease is structured on an absolute net basis, whereby the tenant is responsible for all expenses. The landlord holds no responsibility for any expense.



ANNUAL RENT ESCALATIONS

Offering as a hedge against inflation, the Heartland Dental lease provides for 1.5% rent escalations occurring annually throughout the remainder of the lease term & the (1) 10-year option period.



CORPORATELY GUARANTEED

The Heartland Dental lease is backed by a corporate guarantee from Heartland Dental, LLC.



STRONG DEMOGRAPHICS

The subject property's location benefits from a strong demographic profile, in which the total population counts exceed 88,000 (3-mile radius) and 166,000 (5-mile radius).



"ESSENTIAL BUSINESS" INVESTMENT

Given market conditions, the importance of owning essential business assets have become paramount. Unlike tenants outside of the medical sector who are challenged to maintain cash flow, dental offices have not been significantly impacted by the ongoing disruptions.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
Residents	21,807	88,731	166,205
Employees	15,709	66,269	127,243
HOUSING			
Homeowners	3,803	16,921	33,977
Renters	3,622	14,941	28,007
INCOME			
Median Household Income	\$67,554	\$71,653	\$75,352

Source: Crexi Demographics as of Census Year 2024

ABSOLUTE NET LEASE & CASH FLOW SCHEDULE

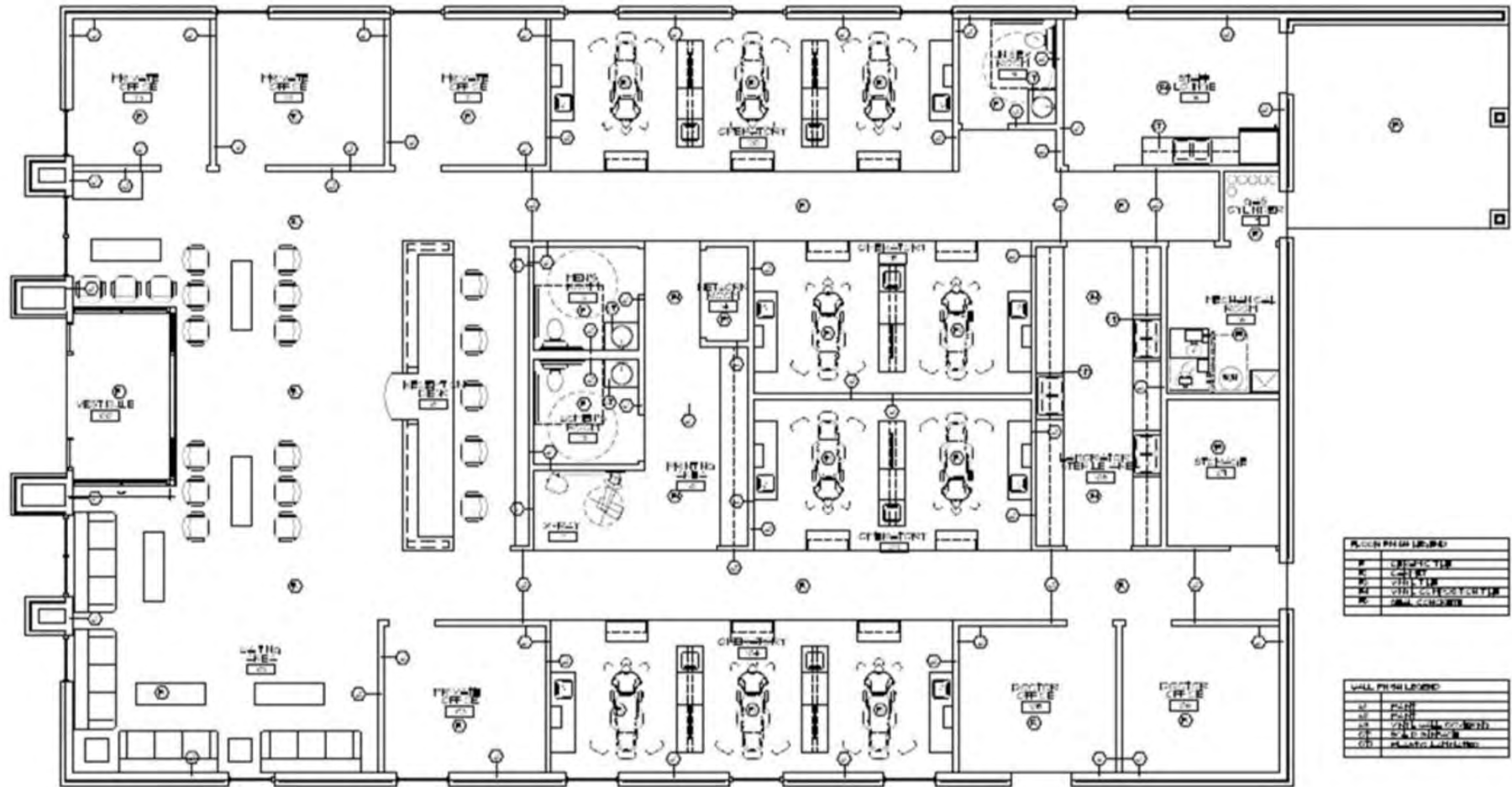
HEARTLAND DENTAL OF SPRINGDALE, AR

Expense Category	Tenant's Responsibility	Landlord's Responsibility
Structure	√	
Roof Replacement	√	
HVAC Replacement	√	
Parking Lot Replacement	√	
Roof Repair	√	
HVAC Repair	√	
Parking Lot Repair	√	
Interior/Non-Structural	√	
Landscaping	√	
Insurance	√	
Property Taxes	√	
Utilities	√	
Waste Management	√	

Term Period	Annual Base Rent	Rental Rate Escalations
July 2026 - June 2027	\$181,200	1.5%
July 2027 - June 2028	\$183,918	1.5%
July 2028 - June 2029	\$186,677	1.5%
July 2029 - June 2030	\$189,477	1.5%
July 2030 - June 2031	\$192,319	1.5%
July 2031 - June 2032	\$195,204	1.5%
July 2032 - June 2033	\$198,132	1.5%
<i>10-Year Option Period</i> July 2033 - June 2043		<i>1.5% Annually</i>

FLOOR PLAN

HEARTLAND DENTAL OF SPRINGDALE, AR

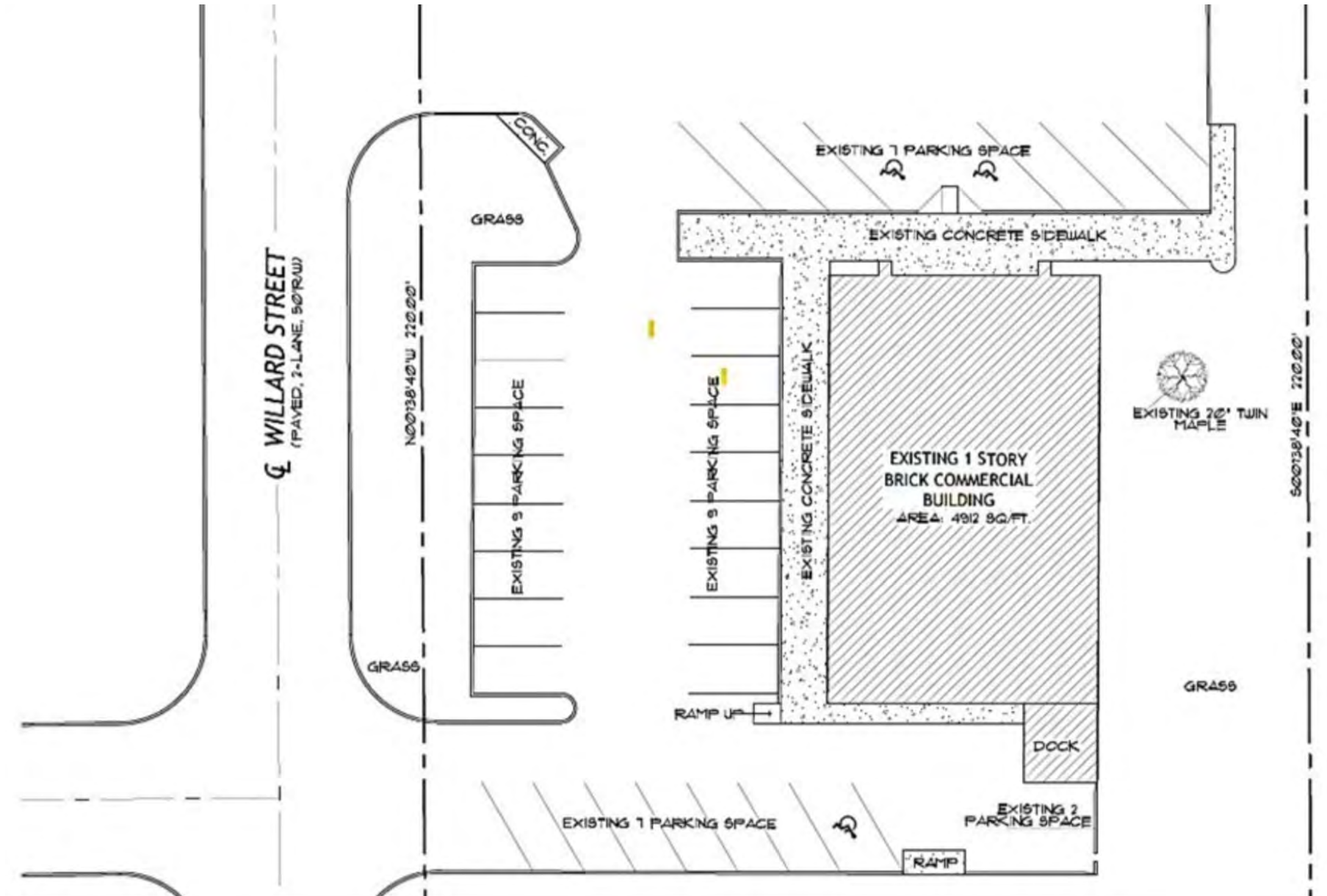


FLOOR PLAN LEGEND	
1	RECEPTION
2	WAITING
3	RESTROOM
4	VESTIBULE
5	OFFICE

WALL FINISH LEGEND	
1	PAINT
2	PAINT
3	CEILING (SUSPENDED)
4	WALL PANELING
5	PLASTER (CONCRETE)

SITE PLAN

HEARTLAND DENTAL OF SPRINGDALE, AR



LOCATION OVERVIEW

HEARTLAND DENTAL OF SPRINGDALE, AR

Logos for Lowe's, Office Depot, FedEx, Hampton by Hilton, AT&T, Verizon, H&R Block, and Holiday Inn.

Logos for DoubleTree by Hilton, Quality Inn, Sleep by Goodworks, Fairfield by Marriott, Starbucks Coffee, Taco Bell, McDonald's, Wendy's, Sonic Drive-Ins, Waffle House, Denny's, and ME MedExpress.

HEARTLAND DENTAL
3617 W Sunset Ave, Springdale, AR 72762

Logos for Walmart Neighborhood Market, United States Postal Service, Walgreens, and First Security Bank.

Logos for Bank of America, Malco Car Wash, Domino's, Schlotzsky's Cafe, Pizza Hut, DQ, and O'Reilly Auto Parts.

W SUNSET AVE
Average Daily Traffic:
28,000

Logos for Walmart Supercenter, Wendy's, Papa John's, CVS pharmacy, First National Bank, Walgreens, and ALDI.

TENANT OVERVIEW

HEARTLAND DENTAL

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

MAJORITY OWNER
KKR

SECTOR
Dental Services

SUPPORTED DOCTORS
3,100+

LOCATIONS
1,900+

STATES
39

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, Freestanding Emergency Departments, Surgery Centers, Dental Offices and Hospices.

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PERANICH HUFFMAN
NET LEASE GROUP



CONFIDENTIAL MEMORANDUM & DISCLAIMER

Peranich Huffman Net Lease Group (“Agent”) has been engaged as the exclusive agent for the sale of the Heartland Dental of Springdale, AR (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.



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