

U.S. Renal Care

1524 Sparta Street | McMinnville, Tennessee 37110

U.S. RENAL CARE
McMINNVILLE DIALYSIS

R.P. Sabo, M.D.
Medical Director

\$ Offering Price:
\$1,400,000

% Cap Rate:
11.78%

The Offering

Stan Johnson Company is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the land and building of a single-tenant medical clinic located in McMinnville, Tennessee. The Property consists of 1.45 acres and a 7,079-square-foot medical clinic that was built to the exact specifications of the Tenant. The Property is positioned directly across the highly trafficked Sparta Street from Saint Thomas River Park Hospital.

Highlights

- Strategic Access in Largest City in County
- Priced at Replacement Cost
- Leading Operator | 25k Patients, 300+ Facilities
- Dominant Hospital System | Saint Thomas River Park Hospital (Ascension)
- Insulated from Macroeconomic Changes
- Large and Growing Industry
- 2.25% Annual Rental Increases



Click here
to download
Offering
Memorandum

Offered Exclusively by

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Stan Johnson Co.

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