

MedExpress Urgent Care

Absolute NNN Ground Lease

Representative Photo



OFFERING MEMORANDUM



Marcus & Millichap

11603 Midlothian Turnpike, Midlothian, VA 23113

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income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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Representative Photo



Investment Highlights

PRICE: \$2,086,957 | CAP: 5.75% | RENT: \$120,000



About the Investment

- ✓ Original 10 Year Absolute NNN Ground Lease | 6.5 Years Remaining
- ✓ Attractive Rent Increases | 10% Every Five (5) Years
- ✓ Three, Five-Year Tenant Renewal Options
- ✓ Corporate Guarantee from MedExpress | 250+ Locations

About the Location

- ✓ Compelling Location Fundamentals | Midlothian Turnpike Frontage | Next to Hard Signalized Corner | 12 Miles from Downtown Richmond
- ✓ Dense Retail Corridor | Chesterfield Towne Center | 1,000,000+ SF Super Regional Mall | Other National Tenants in Immediate Area: Wegmans, Walmart, Publix, Target, McDonald's, Wendy's, Starbucks, Panera Bread, Autozone, Advance Auto Parts, Home Depot, Pet Smart, and Many More
- ✓ Affluent Suburban Community | Average Household Income Exceeds \$106,000 in a 1 Mile Radius
- ✓ Strong Traffic Counts | Corner of Midlothian Turnpike and N Courthouse Rd | 55,697 and 31,161 Average Vehicles Per Day Respectively
- ✓ HCA Affiliated Hospital Located 1.5 Miles Away | Only Level III Trauma Facility in Chesterfield County

About the Tenant

- ✓ MedExpress operates more than 250+ medical centers around the United States
- ✓ MedExpress provides high-quality, convenient, and affordable health care.
- ✓ Services include: Urgent Care, Basic Wellness and Prevention, and Employer Health Services.
- ✓ Acquired by UnitedHealth Group through its Optum division in 2015
- ✓ COVID-19 Testing Now Available at Select Locations as Supplies are Made Available



Representative Photo



Representative Photo



URGENT CARE

Glen Kunofsky and Judson Kauffman, Exclusive Listing Agents, are also Principals of this property. They are licensed real estate salespersons for Marcus and Millichap in the state of New York.

MedExpress - Midlothian, VA

Marcus & Millichap



Financial Analysis

PRICE: \$2,086,957 | CAP: 5.75% | RENT: \$120,000



Property Description

Property	MedExpress Urgent Care
Property Address	11603 Midlothian Turnpike
City, State, ZIP	Midlothian, VA 23113
Year Built	2017
Building Size	5,000 SF
Lot Size	+/- 0.99 Acres
Type of Ownership	NNN Ground Lease

The Offering

Purchase Price	\$2,086,957
Price/SF	\$417.39
CAP Rate	5.75%
Annual Rent	\$120,000
Rent/SF	\$24.00

Lease Summary

Property Type	Net-Leased Medical Office
Tenant	Urgent Care MSO, LLC
Guaranty	Corporate
Original Lease Term	10 Years
Rent Commencement	January 18, 2017
Lease Expiration	January 17, 2027
Lease Term Remaining	6.5 Years
Lease Type	NNN Ground Lease
Roof and Structure	Tenant
Rental Increases	10% Every 5 Years
Options to Renew	Three (3), Five (5) Year Renewal Option

Rent Schedule

Lease Year(s)	Monthly Amount	Annual Amount	Escalation (%)
January 18, 2017 – January 17, 2018	\$10,000.00	\$120,000.00	-
January 18, 2018 – January 17, 2019	\$10,000.00	\$120,000.00	-
January 18, 2019 – January 17, 2020	\$10,000.00	\$120,000.00	-
January 18, 2020 – January 17, 2021	\$10,000.00	\$120,000.00	-
January 18, 2021 – January 17, 2022	\$10,000.00	\$120,000.00	-
January 18, 2022 – January 17, 2023	\$11,000.00	\$132,000.00	10.0%
January 18, 2023 – January 17, 2024	\$11,000.00	\$132,000.00	-
January 18, 2024 – January 17, 2025	\$11,000.00	\$132,000.00	-
January 18, 2025 – January 17, 2026	\$11,000.00	\$132,000.00	-
January 18, 2026 – January 17, 2027	\$11,000.00	\$132,000.00	-
Option Period 1	\$12,100.00	\$145,200.00	10.0%
Option Period 2	\$13,100.00	\$159,720.00	10.0%
Option Period 3	\$14,641.00	\$175,692.00	10.0%

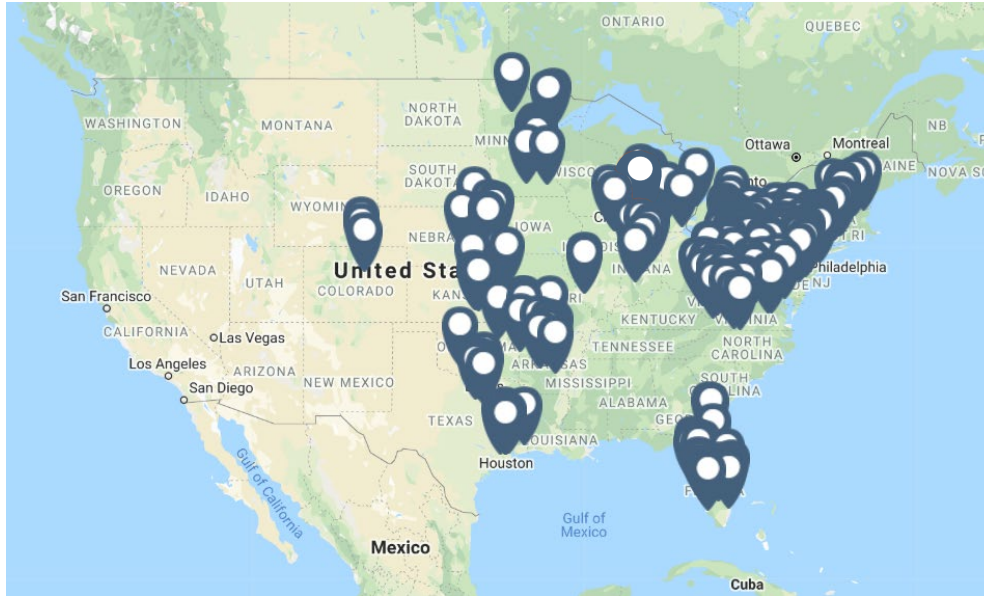
INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for a MedExpress Urgent Care facility located at 11603 Midlothian Turnpike in Midlothian, Virginia. The property consists of approximately 5,000 square feet of building space and is situated on approximately 0.99 acres of land. The property is subject to a 10-year Absolute NNN ground lease with about 6.5 years remaining. The rent is \$120,000 with 10.0% increases every 5 years. The increases will continue through the three, five-year tenant renewal options.





Tenant Overview



MedExpress, an Optum company, is a national leader in delivering high-quality, convenient, affordable health care in a patient-centric manner. MedExpress was founded in 2001 in Morgantown, West Virginia, with a commitment to treating each patient as if he/she were our only patient. That same passion and steadfast dedication to patient-focused care continues to define us today. We understand that patients want to be treated with respect, to be listened to, to be understood, to be comforted – and to have quality, professional medical treatment – all in a timely fashion.

MedExpress Urgent Care is honored to have earned The Joint Commission's Gold Seal of Approval® for Ambulatory Care Accreditation by demonstrating continuous compliance with The Joint Commission's performance standards. The Gold Seal is a symbol of quality that reflects our commitment to providing safe and quality care for our patients.

- | | | | |
|---|---|---|--|
| Illness <ul style="list-style-type: none">> Allergies> Colds> Ear Infection> Flu> Gastrointestinal Illnesses> Hand, Foot, and Mouth Disease> Labs, TB Testing, IVs, EKGs> Lyme Disease> Pink Eye> Respiratory Illnesses> Sinus Infections> Skin Ailments> Strep Throat> Urinary Tract Infection | Injury <ul style="list-style-type: none">> Bites and Stings> Broken Bones> Burns> Cuts and Scrapes> Frostbite> Heat Exhaustion> Lice> Strains and Sprains> X-rays | Wellness and Prevention <ul style="list-style-type: none">> Camp, School, and Sports Physicals> Flu Shots> Immunizations and Vaccinations | Work-Related Services <ul style="list-style-type: none">> DOT Physicals> Drug and Alcohol Screenings> Work-Related Physicals |
|---|---|---|--|





Surrounding Area

Property Address: 11603 Midlothian Turnpike, Midlothian, VA 23113

ME
MedExpress
URGENT CARE



Chesterfield Towne Center

Super Regional Mall

109 Tenants

1,000,000+ SF

Little to No Vacancy

Anchor Tenants: Macy's, TJ Maxx/Homegoods,
JCPenney, H&M, At Home, Sears, Crunch Fitness,
Ross, Old Navy, Barnes & Noble

MedExpress - Midlothian, VA

Marcus & Millichap



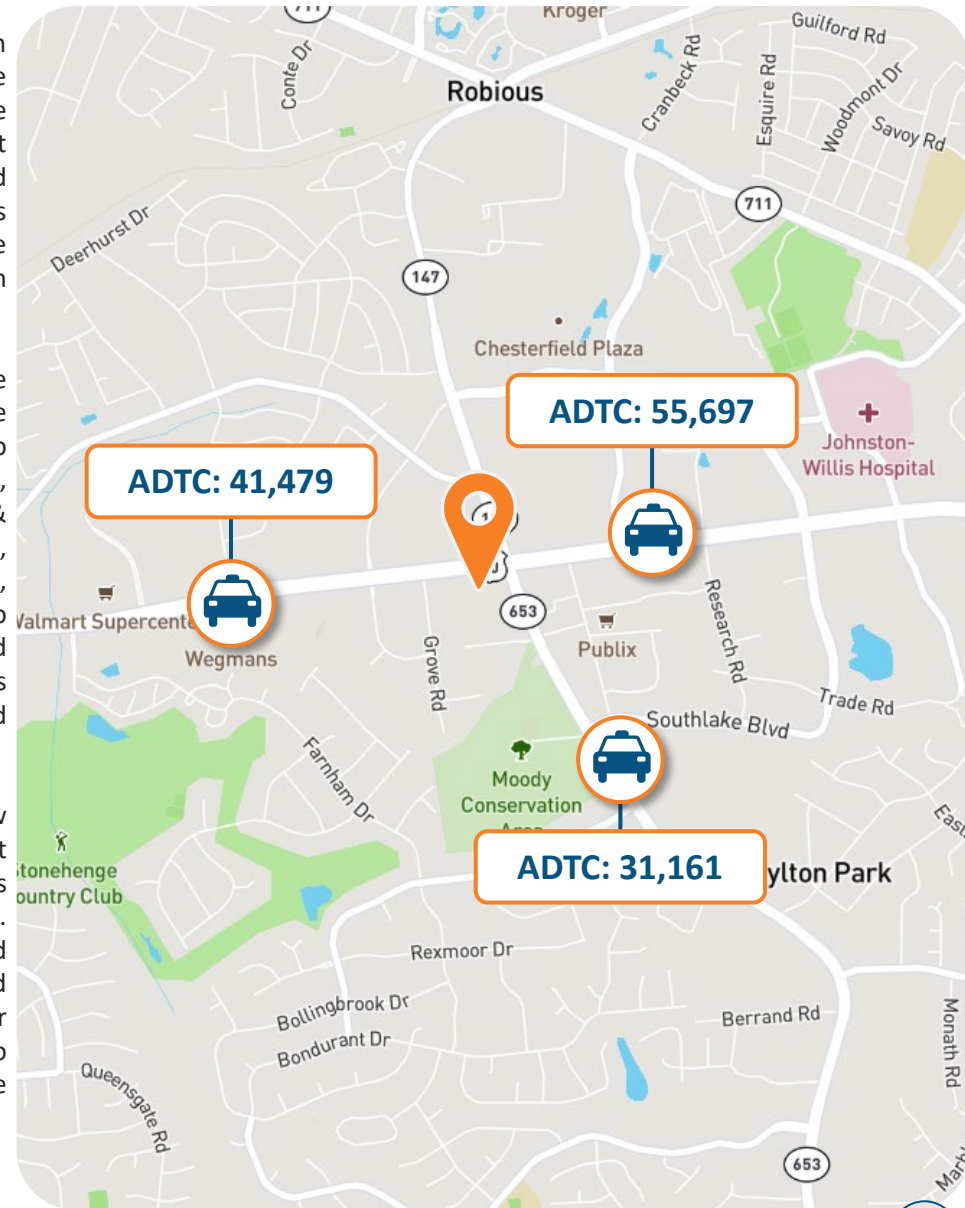
Location Overview

Property Address: 11603 Midlothian Turnpike, Midlothian, VA 23113

This MedExpress Urgent Care Facility is located at 11603 Midlothian Turnpike in Midlothian, Virginia. Midlothian is a western suburb of Richmond. There are approximately 56,907 individuals residing within a three-mile radius of the property and just over 123,220 individuals within a five-mile radius. The subject property is positioned at the signalized intersection of Midlothian Turnpike and N Courthouse Rd. Midlothian Turnpike directly east of the property experiences 55,697 average vehicles per day, and 41,479 vehicles directly west of the property. N Courthouse road brings an additional 31,161 vehicles per day on average to the immediate area.

This MedExpress property is strategically located in a dense retail corridor. The subject property is directly across the street from the Chesterfield Towne Center, a 1,000,000+ SF super regional mall with 109 tenants and almost little to no vacancies. The mall's anchor tenants include Macy's, TJ Maxx/Homegoods, JCPenney, H&M, At Home, Sears, Crunch Fitness, Ross, Old Navy, Barnes & Noble. Other national retail tenants in the immediate area include Wegmans, Walmart, Publix, Target, McDonald's, Wendy's, Starbucks, Panera Bread, Autozone, Advance Auto Parts, Home Depot, Pet Smart, and many more. Auto Dealers in the immediate area include Porsche, Jaguar, Infinity, Nissan, Kia, and more. The subject property benefits from its proximity to Johnston-Willis Hospital, an HCA affiliated short-term acute care hospital and the only licensed level III trauma center in Chesterfield County.

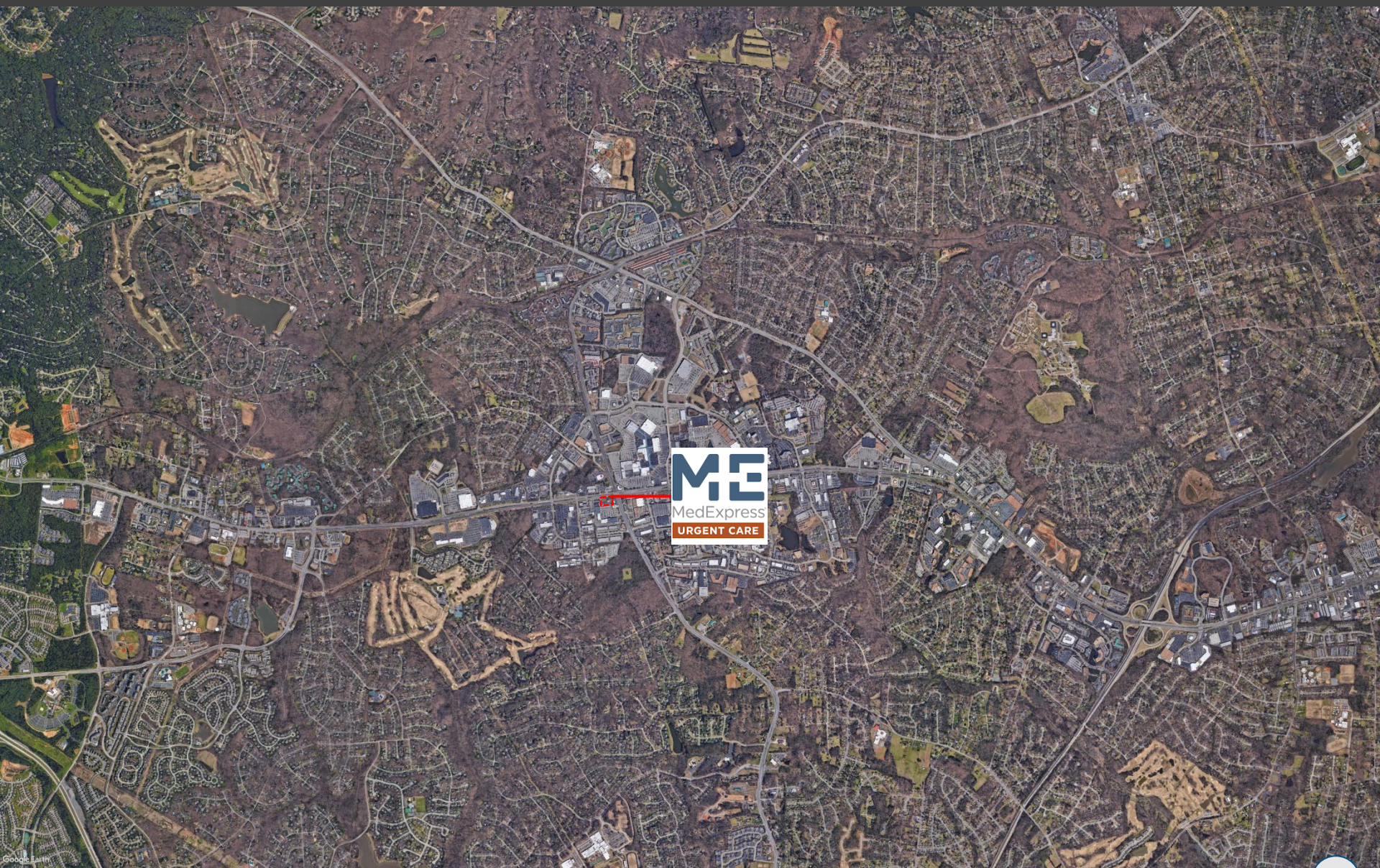
Midlothian is in the northwestern part of Chesterfield County, Virginia, a few miles west of Richmond, VA. Midlothian remains one of the region's fastest growing communities. Richmond is the capital city of Virginia, roughly 110 miles south of Washington, D.C. The metro consists of 102 counties and four cities. Richmond's strategic location on the James River and a well-developed intermodal transportation network provide for a growing logistics and distribution sector. Amazon recently announced plans for a fulfillment center along Interstate 95 south of Richmond. The market's educated workforce is also drawing more companies to the region and already Richmond houses more Fortune 500 firms than many larger metros.





Household Density Map

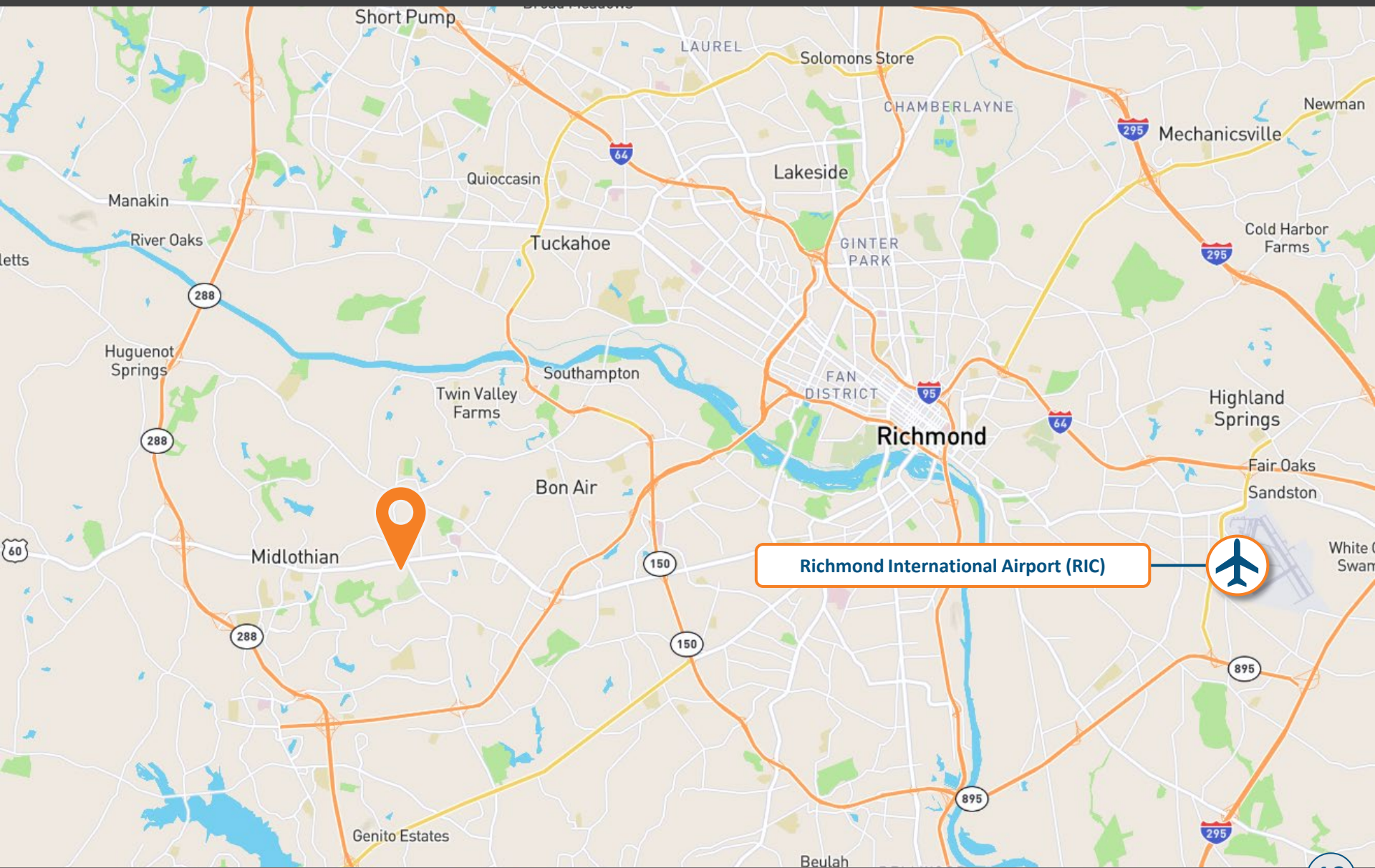
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Local Map

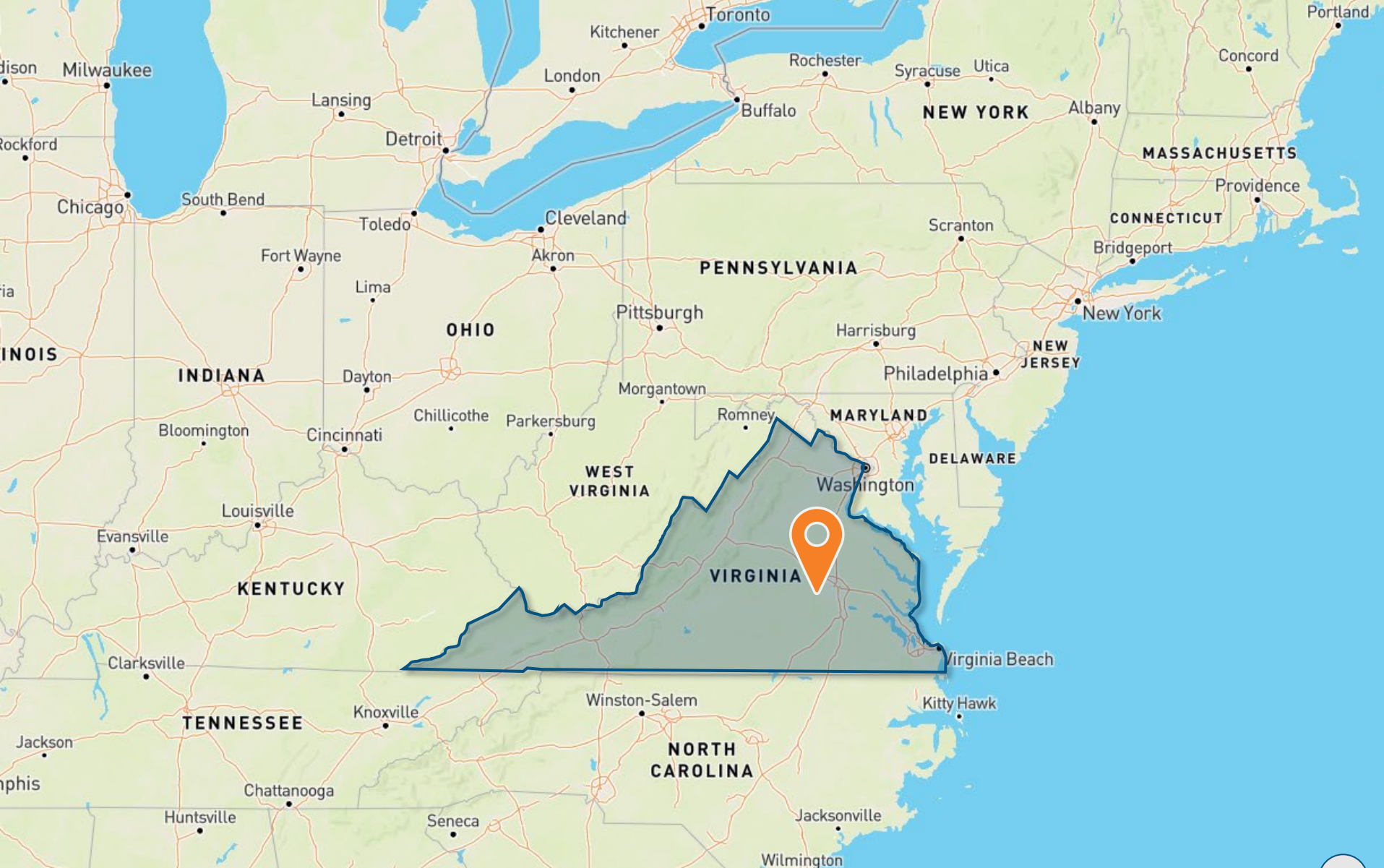
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Regional Map

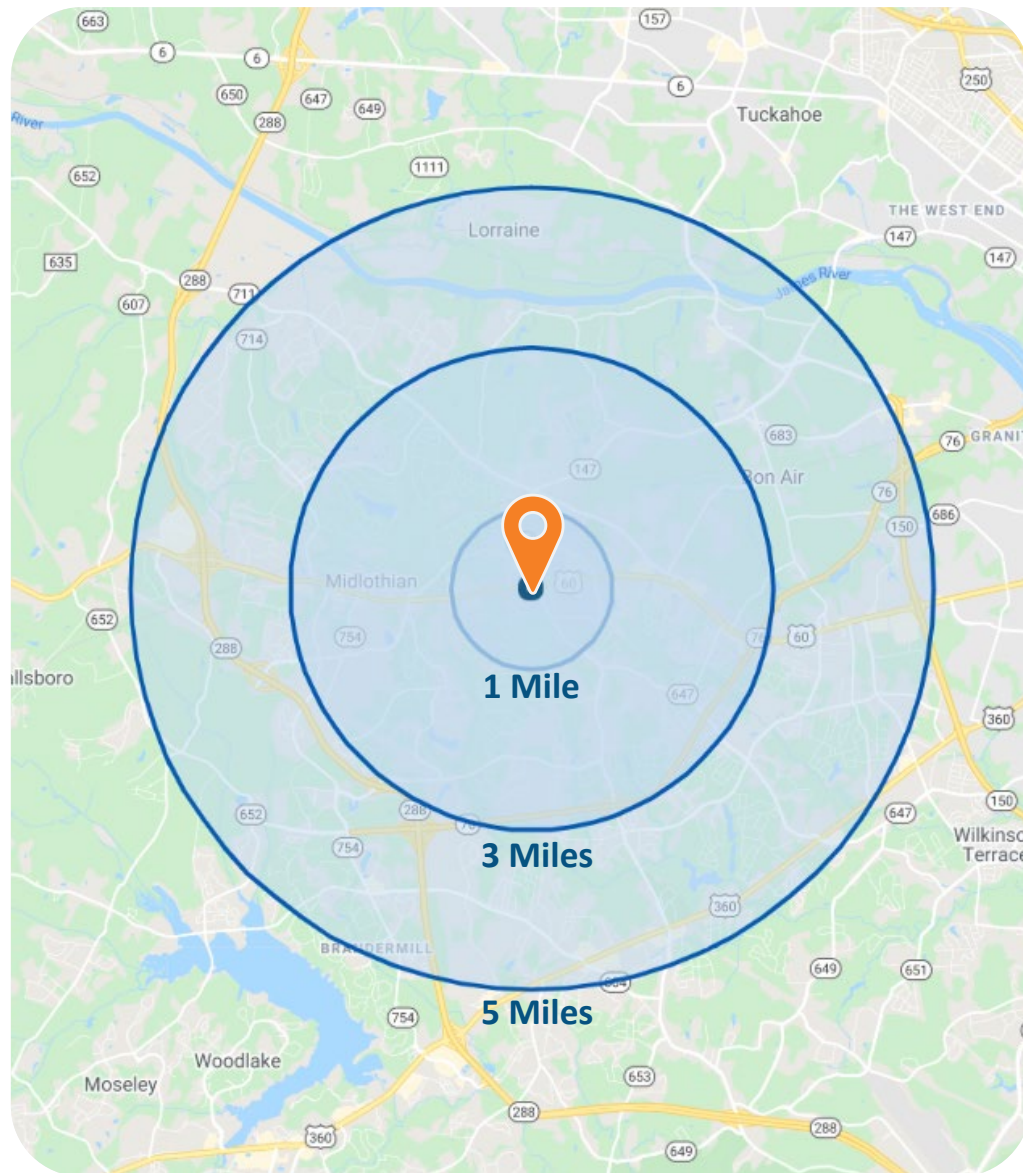
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Demographics

Property Address: 11603 Midlothian Turnpike, Midlothian, VA 23113



	1 Mile	3 Miles	5 Miles
POPULATION			
2024 Projection	3,489	57,863	127,977
2019 Estimate	3,356	56,907	123,220
2010 Census	3,047	53,778	112,938
2000 Census	3,096	50,084	99,010
INCOME			
Average	\$106,168	\$114,534	\$118,042
Median	\$81,958	\$88,330	\$87,009
Per Capita	\$47,392	\$43,837	\$45,593
HOUSEHOLDS			
2024 Projection	1,591	22,403	49,798
2019 Estimate	1,497	21,743	47,480
2010 Census	1,361	20,662	43,926
2000 Census	1,277	18,042	37,184
HOUSING			
2019	\$272,231	\$283,940	\$295,050
EMPLOYMENT			
2019 Daytime Population	9,399	68,413	139,498
2019 Unemployment	2.94%	2.39%	2.42%
2019 Median Time Traveled	26min	25min	26min
RACE & ETHNICITY			
White	79.33%	77.31%	74.91%
Native American	0.02%	0.04%	0.05%
African American	11.82%	13.31%	15.15%
Asian/Pacific Islander	4.44%	4.57%	4.56%



Market Overview

City: Midlothian | County: Chesterfield | State: Virginia

Richmond, VA

RICHMOND is the capital city of Virginia, roughly 110 miles south of Washington, D.C. The metro consists of 102 counties and four cities. Richmond's strategic location on the James River and a well-developed intermodal transportation network provide for a growing logistics and distribution sector. Amazon recently announced plans for a fulfillment center along Interstate 95 south of Richmond. The market's educated workforce is also drawing more companies to the region and already Richmond houses more Fortune 500 firms than many larger metros.

METRO HIGHLIGHTS



COMMERCE CENTER

The region is serviced by Interstates 64, 85 and 95, two Class 1 railroads and Richmond International Airport, drawing distribution and logistics firms.



COMPANY HEADQUARTERS

Seven fortune 500 firms are located in the metro including CarMax, Altria Group, Performance Food Group, Dominion Energy and Genworth Financial.



HIGHER EDUCATION

Virginia Commonwealth University, University of Richmond, Virginia Union University Randolph-Macon College and Virginia State University are among the educational institutions that contribute to a skilled labor pool.

ECONOMY HIGHLIGHTS

- Richmond's economy is diversifying from government and commerce expanding into professional industries.
- Nationally recognized banks and financial institutions are located in Richmond. It is home to the Federal Reserve Bank of Richmond, Capital One, Truist Financial, Wells Fargo, Bank of America and Market.
- Law and legal services are another major component of the metro's local economy. The city of Richmond is home to five of the largest legal firms in the world.
- Anchored by VCU Health System and HCA Virginia, healthcare employs roughly 13 percent of metro workers. Expansion at VCU will add buildings for outpatient care, engineering and rehabilitation in 2020.
- The metro is gaining prominence as a data center. Facebook and QTS are expanding their facilities in Henrico County.

Marcus & Millichap

EXCLUSIVE NET LEASE OFFERING



BROKER OF RECORD:

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