



FRESENIUS MEDICAL CARE | OFFERING MEMORANDUM



604 MT. TABOR RD
NEW ALBANY, IN 47150

INVESTMENT SUMMARY

SINGLE TENANT FRESENIUS LEASE

ADDRESS	604 Mt. Tabor Rd., New Albany, IN, 47150
PRICE	\$3,400,000
CAP RATE	5.03%
NOI	\$170,898
BASE TERM	15 years
LEASE EXPIRATION	May 31, 2034
BUILDING SF	8,123 ±
PARCEL SIZE	1.87 Acres



TRIO Commercial Property Group has been selected as the exclusive broker to sell this 8,138 SF, investment grade, corporate guaranteed, Fresenius Medical Care investment property located in New Albany, Indiana (Louisville, KY MSA). The tenant has over 13.5 years remaining in their initial term. The lease features 10% rental increases every five years throughout the initial term and option periods. The 15 year Lease commenced on June 1, 2019 and expires on May 31, 2034 with three – 5 year options to extend the Lease. The lease is corporate guaranteed by Fresenius Medical Care and is modified NNN with landlord responsibilities limited to roof, structure, and parking lot.

This facility is located off of Mt. Tabor Rd. (9,000 k ADT) and in close proximity to I-265 (41,000 ADT) in Northwestern Floyd County (New Albany) and has strong demographics with the population of 47,323 and an average household income of \$70,420 within a 3-mile radius of the subject site.

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The information contained herein was obtained from sources believed reliable, however TRIO Commercial Property Group, LLC and its agents make no representation as to its accuracy. It is your responsibility to thoroughly investigate and confirm the accuracy of this information.

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SITE



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PROPERTY INFO



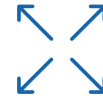
LOCATION

604 Mt. Tabor Rd.
New Albany, IN 47150



ACCESS

2 points of ingress/egress



LAND INFO

1.87 Acres
Parcel ID - 0084210004



BUILDING

8,123 SF



PARKING

35 parking spaces



BUILDING INFO

Year Built: 2019
New Roof: 2019
New Parking Lot: 2019
New HVAC: 2019



TRAFFIC COUNTS

Mt. Tabor Rd | 9,000 ADT
I-265 | 41,000 ADT

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PHOTOS



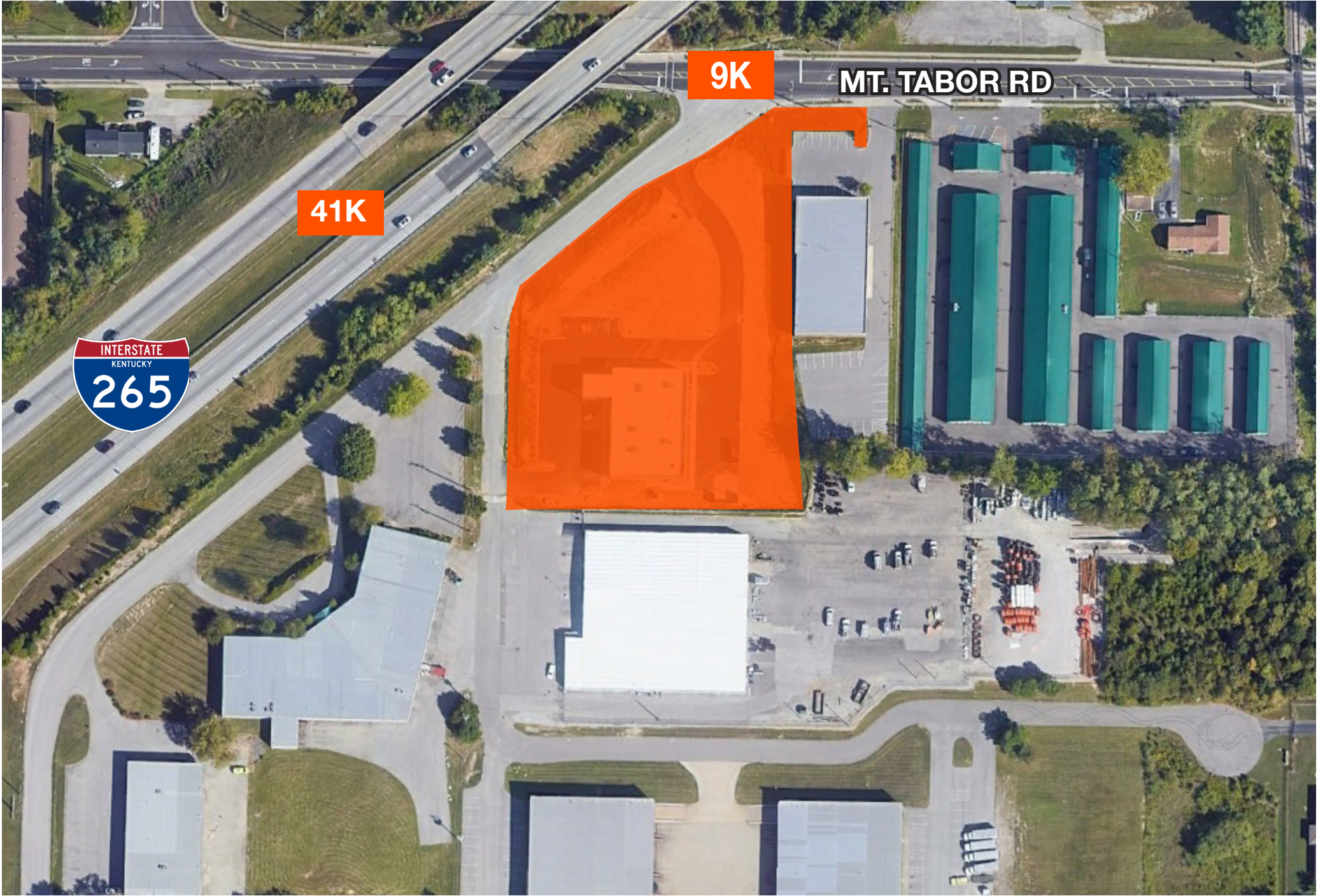
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SITE AERIAL



AERIAL



TENANT SUMMARY

Fresenius Medical Care is the largest provider of products and services for individuals with renal diseases. 3 million patients worldwide undergo dialysis treatment on a consistent basis. Fresenius Kidney Care dialysis centers are part of Fresenius Medical Care North America.

Fresenius Kidney Care or commonly referred to as Fresenius Medical Care, is a part of a network with over 4,000+ dialysis clinics. Fresenius Medical Care offers dialysis treatment for 348,000 patients across the globe. Fresenius Medical Care is the leading provider for of dialysis products including dialysis machines or dialyzers. Fresenius Medical Center is also focused on expanding the range of medical services, specifically in the field of Care Coordination.



FRESENIUS' GOAL

Fresenius' goal is to help patients with chronic kidney failure enjoy the very best quality of life through decades of experience in dialysis, innovative research, and value based care approach. With over 4,000 medical care centers nationwide and 45 production sites internationally, Fresenius is able to offer 52 million treatments serving over 300,000 patients annually. With its New Albany location, Fresenius is able to provide its wide array of care and service to the patients and medical professionals of the Southern Indiana and Floyds Knobs region.



2019 Sales:
\$40.1 Billion



4,036
locations



FMS

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DEMOGRAPHICS

604 Mt Tabor Rd

New Albany, IN 47150

1 mi radius 3 mi radius 5 mi radius

POPULATION	2020 Estimated Population	5,887	47,323	100,330
	2025 Projected Population	6,134	49,709	105,135
	2010 Census Population	5,644	46,910	97,681
	2000 Census Population	5,884	46,664	96,854
	Projected Annual Growth 2020 to 2025	0.8%	1.0%	1.0%
	Historical Annual Growth 2000 to 2020	-	-	0.2%
	2020 Median Age	35.5	37.7	39.0
HOUSEHOLDS	2020 Estimated Households	2,530	20,465	42,259
	2025 Projected Households	2,570	21,041	43,823
	2010 Census Households	2,331	19,519	39,514
	2000 Census Households	2,315	19,110	38,478
	Projected Annual Growth 2020 to 2025	0.3%	0.6%	0.7%
	Historical Annual Growth 2000 to 2020	0.5%	0.4%	0.5%
RACE AND ETHNICITY	2020 Estimated White	81.9%	83.0%	78.4%
	2020 Estimated Black or African American	9.9%	8.8%	14.3%
	2020 Estimated Asian or Pacific Islander	1.7%	1.3%	1.3%
	2020 Estimated American Indian or Native Alaskan	0.1%	0.3%	0.3%
	2020 Estimated Other Races	6.3%	6.5%	5.7%
	2020 Estimated Hispanic	6.8%	6.1%	5.6%
INCOME	2020 Estimated Average Household Income	\$78,801	\$70,420	\$69,926
	2020 Estimated Median Household Income	\$62,019	\$55,808	\$55,980
	2020 Estimated Per Capita Income	\$34,083	\$30,629	\$29,620
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.7%	3.6%	3.5%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.1%	8.7%	9.2%
	2020 Estimated High School Graduate	25.8%	31.7%	32.8%
	2020 Estimated Some College	21.5%	20.8%	21.3%
	2020 Estimated Associates Degree Only	10.4%	9.8%	9.3%
	2020 Estimated Bachelors Degree Only	18.8%	15.5%	15.1%
	2020 Estimated Graduate Degree	16.7%	10.0%	8.7%
BUSINESS	2020 Estimated Total Businesses	411	2,004	4,416
	2020 Estimated Total Employees	8,745	29,193	56,944
	2020 Estimated Employee Population per Business	21.3	14.6	12.9
	2020 Estimated Residential Population per Business	14.3	23.6	22.7

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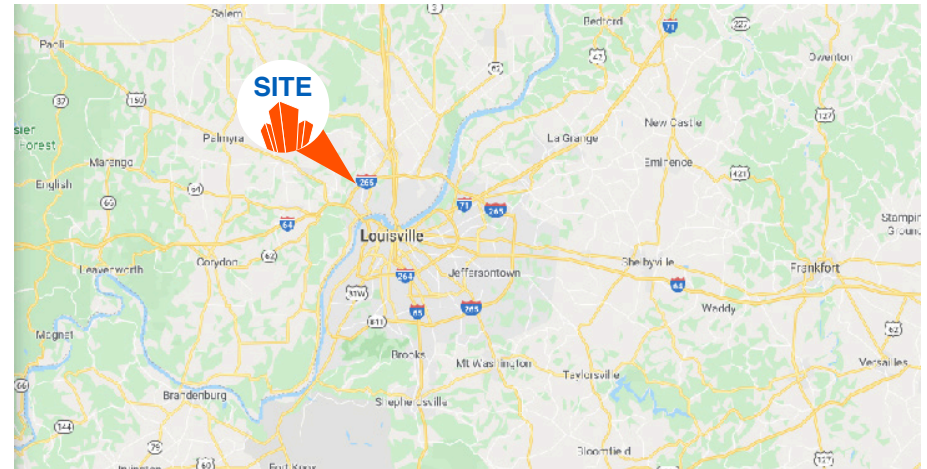
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LOCATION

NEW ALBANY, IN.

The subject property is located in northwestern Floyd County, New Albany, IN. It is conveniently located directly off of Mt. Tabor Rd (9K ADT) and in close proximity to I-265 (41K ADT). The area is populated with 5,887 people in a 1-mile radius and 47,323 people in a 3-mile radius of the property. There are also approximately 411 businesses in the surrounding 1-mile radius.

Some of the site's surrounding retailers include Burger King, Which Wich, Planet Fitness, and Kroger. Centered around other industrial tenants such as Morton's Auto & Truck Repair, Sunfast Warehouse, and others.



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PROPERTY CONTACTS



COMMITTED TO EXCELLENCE

TRIO COMMERCIAL PROPERTY GROUP is a full service commercial real estate brokerage firm headquartered in Louisville, Kentucky, providing service in Kentucky, Indiana and Tennessee. The TRIO Team has over **100 years of combined experience**, participating in over **\$1 billion dollars** in commercial real estate transactions. TRIO Commercial Property Group uses a true team approach to give our clients an unmatched level of service.

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Confidential Disclaimer

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