



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS



Concentra Urgent Care Anchored Building

1619 N Stoughton Road
Madison, WI 53704

EXCLUSIVELY MARKETED BY:

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 9,421 SF Concentra Urgent Care Anchored Building Located at in Madison, Wisconsin. This Deal Includes a Fully Occupied Property With 2 Tenants Anchored By Concentra Urgent Care Which Operates More Than 520 Urgent Care Centers, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,950,000
CAP	7.60%
NOI	\$147,773
PRICE PER SF	\$206.98
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	1619 N Stoughton Road Madison, WI 53704
COUNTY	Dane
BUILDING AREA	9,421 SF
LAND AREA	1.5 AC
YEAR BUILT	1947



HIGHLIGHTS

- Fully Occupied Property Anchored By Concentra Urgent Care
- Concentra Operates More Than 520 Urgent Cares Centers Throughout 44 States and Has Over 12,000 Employees
- Lazy Oaf Lounge is Madison's East Side Place For Friends and Family to Hangout in a Fun, Laid-Back Atmosphere
- The Lounge Features Nightly Entertainment, Including Free Live Music, Karaoke and Sport TV
- Directly Across the Street From Madison College Which is Home to Over 30,000 Students
- Directly Off N Stoughton Road Which Sees Over 47,177 Vehicles Per Day
- Easy Access to Washington Avenue That Sees Over 65,752 Vehicles Per Day
- Madison is the Fastest Growing City in Wisconsin
- Madison is the Capital of Wisconsin and the Second Largest City in the State
- Nearby Tenants Include: Target, Starbucks, Chipotle, McDonald's, ALDI, Walmart Supercenter, Walgreens, Hobby Lobby, CVS Pharmacy, Planet Fitness and More

LEASE SUMMARY

TENANT	Concentra Urgent Care
PREMISES	A Premise of Approximately 5,630 SF
LEASE COMMENCEMENT	April 1, 2019
LEASE EXPIRATION	March 31, 2022
LEASE TERM	~1 Year Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	2% Annually
LEASE TYPE	Double Net (NN)
PERMITTED USE	Medical
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Landlord's Responsibility
COMMON AREA	Landlord's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

LEASE SUMMARY

TENANT	Lazy Oaf Lounge
PREMISES	A Premise of Approximately 3,791 SF
LEASE COMMENCEMENT	January 1, 2019
LEASE EXPIRATION	December 31, 2023
LEASE TERM	~3 Years Remaining
RENEWAL OPTIONS	1 x 5 Year
RENT INCREASES	3% Annually
LEASE TYPE	Double Net (NN)
PERMITTED USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Landlord's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

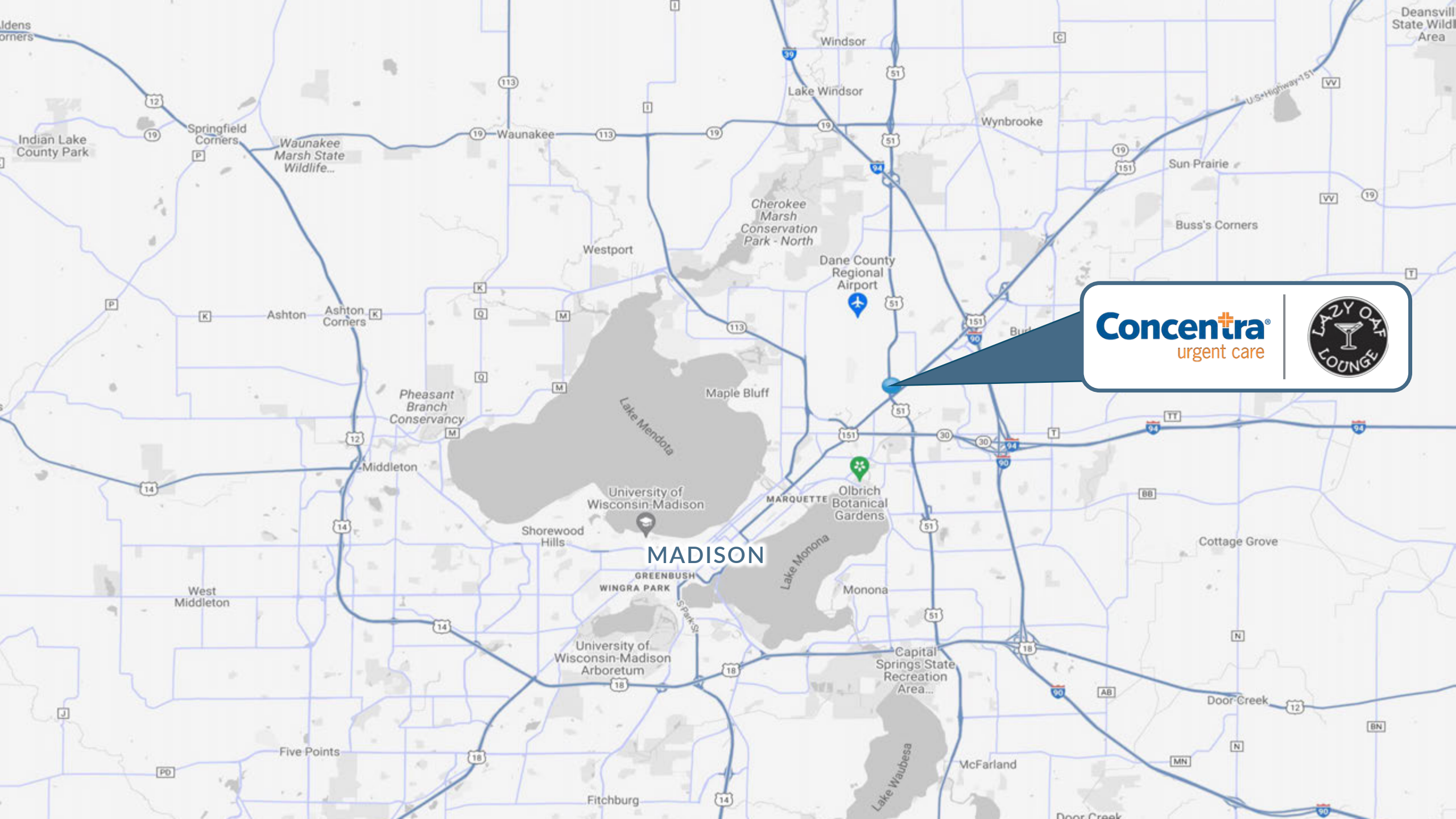
RENT ROLL

ACTUAL PROPERTY IMAGES



TENANT	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Concentra Urgent Care	5,630 SF	59.8%	\$82,004.33	\$14.57	2% Annually	04/01/2019	03/31/2022	2 x 5 Years
Lazy Lounge	3,791 SF	40.2%	\$65,768.84	\$17.35	3% Annually	01/01/2019	12/31/2023	1 x 5 Year
TOTAL	9,421 SF	100%	\$147,773.17					





Concentra
urgent care



Madison
Tailor Shop



Construction &
General Laborer

Dana Lou's
Laundry



Club LaMark

N Stoughton Rd





Concentra
urgent care



LAZY OAF
LOUNGE



Dane County
Regional Airport



Books For The World

AMERICAN FREIGHT
FURNITURE • MATTRESS • APPLIANCE



FedEx



Madison East DMV



N Stoughton Rd



Concentra⁺
urgent care





Concentra[®]
urgent care



East Madison
Community Center

Johnson & Johnson
MEDICAL DEVICES COMPANIES

IBBI
INTEGRATED BUSINESS BUILDING



VIRENT



MADISON
AREA TECHNICAL
COLLEGE



N Stoughton Rd

DANE COUNTY
REGIONAL AIRPORT
MADISON

DENVER MATTRESS CO.
sleep & number
AspenDental
SUBWAY
HARBOR FREIGHT TOOLS
theVitamin Shoppe
verizon
CHIPOTLE
McDonald's
ME
IHOP

Bassett UNO
FAIRFIELD
Pizza Hut
COURTYARD
STAYBRIDGE
Holiday Inn Express
gerber

PETSMART
ROSS
at home
OLD NAVY
slumberland
BOB'S DISCOUNT FURNITURE
QDOBA
Tanera
BW Best Western
BMO Harris Bank
Burlington
KIRKLAND'S
Ashley
ULTA
Party City
goodwill
JOANN
Marshalls
Hooters
Hardee's
MOD
LA 2 BOY
FIVE GUYS
DSW
Applebees
OLD NATIONAL
Shell

True Value
Walgreens
Mobil
McDonald's
FAMILY DOLLAR
SUBWAY
Advance Auto Parts
goodwill
OLD NATIONAL

Concentra
urgent care
LAZY OAK LOUNGE

ALDI
HyVee
GOODYEAR
Walgreens
SportClips
TIRE PLUS
COUSINS
SUBWAY
MIDAS
Caribou COFFEE

Walmart
Supercenter
SUBWAY
bp

target
BED BATH & BEYOND
Hobby Lobby
CVS pharmacy
Michaels
T-Mobile
Starbucks

BARNES & NOBLE
Firestone
AMERICAN EAGLE
AÉROPOSTALE
Buckle
FINISH LINE
Associated Bank
EXPRESS
Foot Locker
CHAMPS
SHOE CARNIVAL
SEPHORA
Bath & Body Works
claire's
maurices
charlotte russe
GNC
WELLS FARGO
us bank
JCPenney
OUTBACK
H&M
RED LOBSTER
rue21
zumiez
TORRID

51

151

90

E Washington Ave

30

WISCONSIN ARMY
NATIONAL GUARD
PEARSON ST ARMORY



MADISON | DANE COUNTY | WISCONSIN

Madison is the capital of the U.S. state of Wisconsin and the seat of Dane County. As of July 1, 2019, Madison's estimated population of 259,680 made it the second-largest city in Wisconsin by population, after Milwaukee, and the 82nd-largest in the United States. Madison is the fastest-growing city in Wisconsin. The city forms the core of the Madison Metropolitan Area which includes Dane County and neighboring Iowa, Green, and Columbia counties for a population of 654,230. Madison is named for American Founding Father and President James Madison. Located on an isthmus and lands surrounding four lakes—Lake Mendota, Lake Monona, Lake Kegonsa and Lake Waubesa—the city is home to the University of Wisconsin–Madison, the Wisconsin State Capitol, Henry Vilas Zoo, lakes, and an extensive network of parks and bike trails. It is also home to eight National Historic Landmarks, including one UNESCO World Heritage Site.

Madison is a growing technology economy, and the region is home to the headquarters of Epic Systems, American Family Insurance, Exact Sciences, Promega, American Girl, Sub-Zero, Lands' End, a regional office for Google, and the University Research Park, as well as many biotech and health systems startups. State of Wisconsin, University of Wisconsin, UW Health, Epic Systems, SSM Health Care, United States Government, American Family Mutual Insurance Group, Madison Metropolitan School District, City of Madison, UnityPoint Health – Meriter, Dean Health Systems, University of Wisconsin Medical Foundation are the major employers of the city.

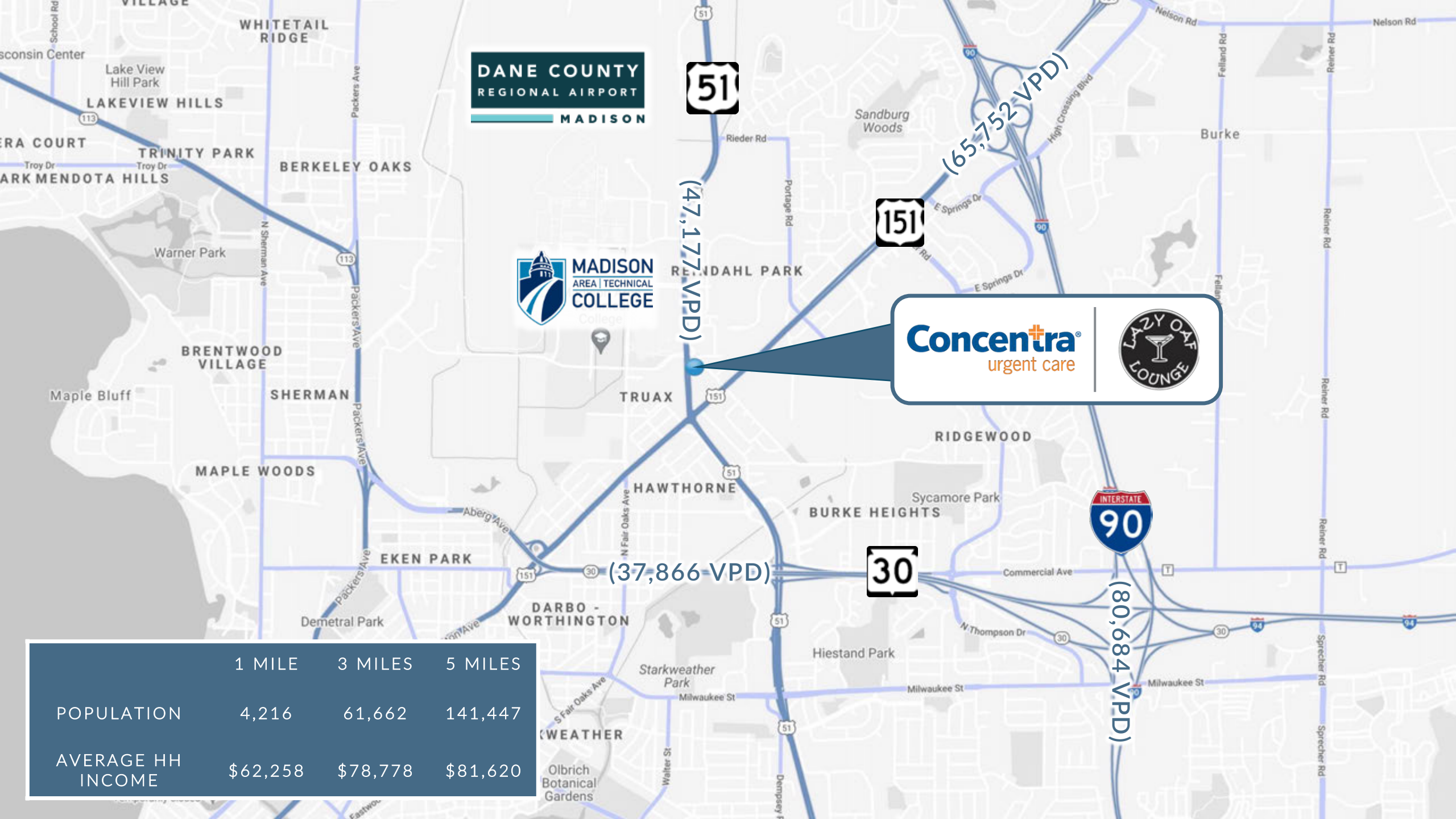
Vilas Park, home to Henry Vilas Zoo and Vilas Beach, is one of Madison's largest and busiest parks. Wisconsin State Capitol holds a number of public events for the city of Madison including the Dane County Farmers' Market, Concerts on the Square, Taste of Madison and Art Fair on the Square. The area's nightlife is served by several bars and live music venues. Parks in the city include James Madison Park, which has views of Lake Mendota, Frank W. Hoyt Park, which is listed on the National Register of Historic Places, Garner park, where the Madison Opera hold an 'Opera in the Park' event and Warner Park, which is home to the stadium for the baseball team the Madison Mallards. Camp Randall Stadium, Alliant Energy Center, Madison Children's Museum, Henry Vilas Zoo, The Kohl Center, Memorial Union, Olbrich Botanical Gardens, University of Wisconsin–Madison are few among the various points of interest Madison have.



WISCONSIN STATE CAPITOL



LAKE MENDOTA



DANE COUNTY
REGIONAL AIRPORT
MADISON



(47,177 VPD)

(65,752 VPD)

Concentra⁺
urgent care

(37,866 VPD)



(80,684 VPD)

	1 MILE	3 MILES	5 MILES
POPULATION	4,216	61,662	141,447
AVERAGE HH INCOME	\$62,258	\$78,778	\$81,620

TENANT PROFILES

CONCENTRA URGENT CARE

ADDISON, TX

LOCATIONS: 520+ | SUBSIDIARY NYSE: SEM

Concentra Inc., is a national health care company founded in 1979 in Amarillo, Texas. The company is headquartered in Addison, TX and operates more than 522 urgent care centers in 44 states. Concentra has more than 1,000 affiliated physicians and 1,285 physical therapists. Concentra also provides a range of health improvement solutions to employers, and operates more than 100 employer onsite medical facilities. Concentra, a division of Select Medical, is a national health care company focused on improving the health of America's workforce, one patient at a time. Through its affiliated clinicians, the company provides occupational medicine, urgent care, physical therapy, and wellness services from more than 520 centers. In addition to these medical center locations, Concentra serves employers by providing a broad range of health services and operating more than 140 onsite medical facilities.



LAZY OAF LOUNGE

MADISON, WI

LOCATIONS: 1 | PRIVATE

The Lazy Oaf Lounge is Madison's east side place for friends and family to hang out in a fun, laid back atmosphere. In the summer months we have picnic tables on our sunny full service patio. "Excellent Service, food and atmosphere. Day or night it is the place to be!". The eatery serves appetizers, burgers, wraps, pizzas etc. All Pizzas are layered with our Wisconsin Cheese Blend & Baked in our Stone Hearth Pizza Oven. Great Food, Nightly Drink Specials & Entertainment, Live Music - No Cover, Eleven Flat Screen T.V.'s, A Large Patio to Relax On and Enjoy Drinks and Food with Friends, Free Wi-Fi, 13 Taps with Domestic and Micro Brews, Great Atmosphere, Game Day Specials During Football Season are the amazing features of The Lazy Oaf Lounge!



CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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BoR: Scott Reid

A photograph of a two-story building with a yellow facade and blue awnings over the entrance and a large outdoor patio area. Several cars are parked in the lot in front of the building. The image is overlaid with a semi-transparent blue gradient.

**Concentra Urgent Care
Anchored Building**
1619 N Stoughton Road
Madison, WI 53704