

# BRAND NEW CONSTRUCTION

Single Tenant NN Investment Opportunity



4995 Wintersweet Drive

## LIVERPOOL NEW YORK

REPRESENTATIVE PHOTO





## EXCLUSIVELY MARKETING BY



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# OFFERING SUMMARY



## OFFERING

Asking Price	\$2,383,620
Cap Rate	5.80%
Net Operating Income	\$138,250

## PROPERTY SPECIFICATIONS

Property Address	4995 Wintersweet Dr Liverpool, New York 13088
Rentable Area	3,500 SF
Land Area	1.48 AC
Year Built	2021
Parking Spaces	47
Tenant	WellNow Urgent Care (ASP UC Support, LLC)
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Foundation
Lease Term	10 Years
Increases	10% Every 5 Years
Options	3 (5-Year)
Rent Commencement	May 2021
Lease Expiration	May 2031

# RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM						RENTAL RATES		
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
WellNow Urgent Care	3,500	May 2021	May 2031	Year 1	-	\$11,521	\$138,250	3 (5-Year)
(ASP UC Support, LLC)				Year 6	10%	\$12,673	\$152,075	10% Increase Beg. of Each Option

## Brand New 10-Year Lease | Essential Business | Scheduled Rental Increases | Options to Extend

- ASP UC Support, LLC dba WellNow has signed a brand new 10-year lease with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- ASP UC Support, LLC is a subsidiary of Aspen Dental, founded WellNow in 2011 and has expanded to over 89 locations making WellNow the largest urgent care provider in upstate New York
- WellNow is considered essential business, allowing them to be open and operating throughout the COVID-19 pandemic
- The lease features 10% rental increases every five years and at the beginning of each option period, generating NOI and hedging against inflation

## NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant reimburses for CAM, taxes, and insurance
- Landlord responsibilities limited to roof, structure, and foundation
- Investor benefits from fee-simple ownership of the building & land

## Fronting West Taft Road | North Medical Center/St. Joseph's Physicians Group | Interstate 81 | Excellent Visibility & Access

- The subject property is strategically fronting West Taft Road, a retail and commuter thoroughfare with national/credit tenants including Wegman's, Dollar Tree, Walgreens, Dunkin', and more
- WellNow is near Interstate 81 (80,300 VPD), a primary Interstate Highway
- North Medical Center/St. Joseph's Physicians Group is located just down the street from WellNow
- The asset benefits from significant street frontage and multiple points of access, providing ease and convenience for patients

## Strong Demographics In 5-mile Trade Area | High Density

- More than 152,000 residents and 100,000 employees support the trade area
- Features an average household income of \$71,458

# PROPERTY OVERVIEW



## Location



Liverpool, New York  
Onondaga County  
Syracuse MSA

## Parking



There are approximately 47 parking spaces on the owned parcel.  
The parking ratio is approximately 13.4 stalls per 1,000 SF of leasable area.

## Access



Winterstreet Dr: 1 Access Point

## Parcel



Parcel Number: TBD  
Acres: 1.48  
Square Feet: 64,468

## Traffic Counts



W. Taft Road: 21,700 Vehicles Per Day

## Construction



Year Built: 2021

## Improvements



There is approximately 3,500 SF of existing building area

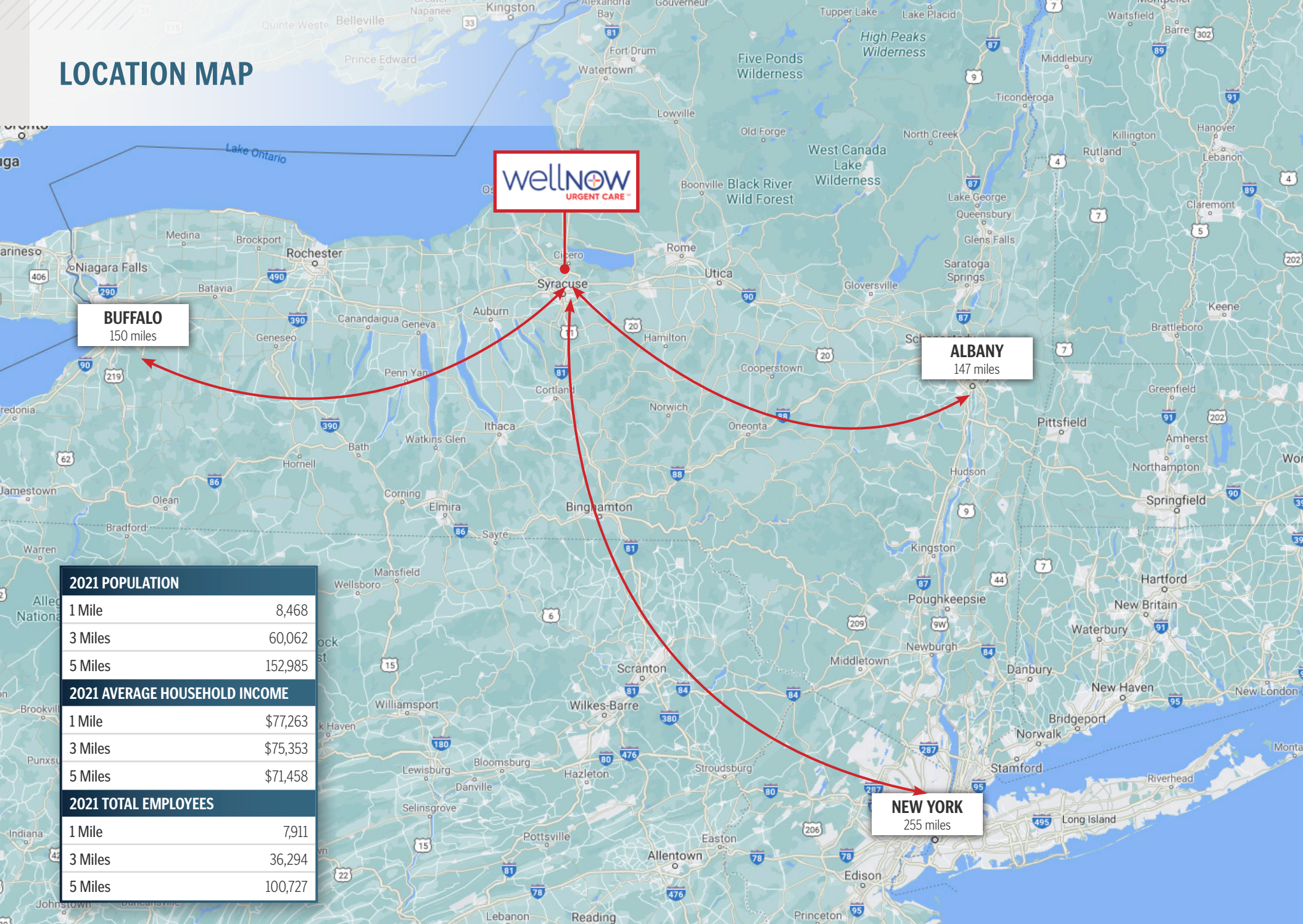
## Zoning



Commercial



# LOCATION MAP

















# AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2021 Estimated Population	8,468	60,062	152,985
2026 Projected Population	8,363	59,438	151,312
2021 Median Age	44.7	42.1	39.8
<b>HOUSEHOLDS &amp; GROWTH</b>			
2021 Estimated Households	3,934	26,362	65,620
2026 Projected Households	3,911	26,212	65,154
<b>INCOME</b>			
2021 Estimated Average Household Income	\$77,263	\$75,353	\$71,458
2021 Estimated Median Household Income	\$60,851	\$60,406	\$54,853
<b>DAYTIME POPULATION</b>			
2021 Estimated Total Businesses	314	2,190	6,156
2021 Estimated Total Employees	7,911	36,294	100,727







### LIVERPOOL, NEW YORK

Village of Liverpool, a delightful community on the north shore of Onondaga Lake with unique shops, spectacular restaurants, lovely lakeshore trails, and warm village folk. Village Hall is located at 310 Sycamore Street. The Village of Liverpool is approximately 1 square mile. The current population is 2,180 based on the projections of the latest US Census estimates. Over 35,000 people travel through the Village daily.

The economy of Liverpool, NY employs 1.08k people. The largest industries in Liverpool, NY are Retail Trade, Educational Services, and Health Care & Social Assistance, and the highest paying industries are Other Services Except Public Administration, Public Administration, and Real Estate & Rental & Leasing.

The Liverpool Village Museum and Historian's office are located in the Gleason Mansion at 314 Second Street in the Village. The 1857 Gleason Mansion is listed on the State and National Registers of Historic Places. The Museum collection includes artifacts, photographs, and information about the people, places and events of Liverpool, NY. Exhibits change periodically. The Liverpool Willow Museum.

Located in the center of New York State, Onondaga County is home to the City of Syracuse. Syracuse named one of the 21 most affordable cities to live in America by Forbes. It is within 350 miles of all major cities in the northeast, conveniently situated at the intersection of Interstate 81 and the NYS Thruway. Local Amtrak and Greyhound terminals are located at Regional Transportation Center. Arriving by air brings one into County's modern Hancock International Airport, while the NYS Barge Canal System provides local connection by boat to the Great Lakes and the St. Lawrence Seaway. County population is estimated to be 460,528.



## BRAND PROFILE



### WELLOW URGENT CARE

**wellnow.com**

**Company Type:** Private

**Locations:** 89+

WellNow Urgent Care is New York State's fastest-growing provider of urgent medical care — offering quick, convenient treatment for non-life-threatening injuries and illnesses. Founded and led by John Radford, MD, WellNow employs PAs and LPNs across New York and Illinois. Using a patient-centered approach to healthcare, their priority is offering families and individuals exceptional healthcare service that helps make it all better.

WellNow Urgent Care — previously Five Star Urgent Care — was founded in 2011 by former emergency medicine doctor John Radford, MD to provide underserved communities with greater access to urgent medical care. Beginning in 2012 with the opening of the company's first location in Big Flats, NY, WellNow operates using a patient-centered approach to healthcare that empowers individuals and families with convenient, affordable healthcare options. Employers can also partner with WellNow for occupational medicine programs. In 2018, the company officially rebranded into WellNow Urgent Care and assumed operations of MASH Urgent Care, operating more than 50 urgent care facilities across New York and Illinois. A joint venture has been established with Albany-



based hospital system. WellNow's recent acquisition of Hometown Urgent Care & Occupational Health, one of the largest urgent care and occupational health centers in the Midwest with 34 locations in Ohio and Michigan, makes WellNow a top 10 urgent care provider in the U.S. Between the 50 they have, 34 acquired from Hometown, and 20 new builds for 2021, they will have 100+ locations by year end.

Accredited by the Urgent Care Association, WellNow Urgent Care makes their patients the priority with:

- Quick and convenient care offered seven days a week — with evening and late-night hours available.
- Warm, welcoming facilities.
- No appointments ever needed and online check-ins available.
- Up-to-date facility wait times posted online.
- Acceptance of most insurance, including Medicaid, Medicare, Fidelis and TriWest, with options for self-pay patients.





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exclusively dedicated  
to retail

1.7K+

RETAIL  
TRANSACTIONS  
company-wide  
in 2020

500+

NET LEASE  
PROPERTIES SOLD  
in 2020

\$1.9B

NET LEASE  
TRANSACTION VALUE  
in 2020

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