



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



WellNow Urgent Care  
5801 S Transit Road  
Lockport, NY 14094

Newly Constructed

S A N D S   I N V E S T M E N T   G R O U P

# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 3,500 SF WellNow Urgent Care Located at 5801 S Transit Road in Lockport, New York. This Deal Includes a Brand New 2021 Construction With a 10 Year Corporate Lease, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$2,227,273
CAP	5.50%
NOI	\$122,500
PRICE PER SF	*\$53.03

## PROPERTY SUMMARY

ADDRESS	5801 S Transit Road Lockport, NY 14094
COUNTY	Niagara
RET PARCEL	123.17-1-4./B
BUILDING AREA	3,500 SF
LAND AREA	+/- 0.965 AC
BUILT (NEWLY CONSTRUCTED)	2021
ROOF WARRANTY	20 Years

\*Price PSF Based on 42,000 SF For the Total Lot



ACTUAL PROPERTY IMAGE

# HIGHLIGHTS

- Newly Constructed Building With a Recently Executed 10-Year Lease and 3 (5) Year Options to Extend, Demonstrating a Long-Term Commitment to This Site
- 10% Rental Increases Every 5 Years Throughout Initial and Extension Term
- WellNow Urgent Care, a Subsidiary of Aspen Dental, is the Largest Urgent Care Provider in Central New York With Nearly 90 Locations in Its Portfolio
- WellNow is One of the Top 10 Urgent Care Providers in the U.S. and Has Earned the Distinguished Urgent Care Association Accreditation
- The Brand is Rapidly Expanding in the Northeast and Midwest; It Is Projected to Have 200 Units Within 5 Years
- As a Medical Operator, WellNow is Considered an Essential Business, Allowing it to Remain Open and Operating Throughout the COVID-19 Pandemic
- Excellent Visibility and Ingress/Egress Along Transit Road (28,250 VPD), Centrally Located Within the Area's Predominant Retail Corridor
- Adjacent to the Most Highly Trafficked Tops Friendly Markets Location Nationwide\*
- The 5-Mile Trade Area Has an Average Household Income of \$75,500
- Restoration of the Erie Canal's Historic Flight of Five Locks is Expected to Draw More Than 230,000 Visitors Annually and Create \$16 Million in Spending in Niagara County
- Lockport is the Corporate Headquarters of Delphi-Harrison Thermal Systems (a Subsidiary of General Motors), Which Employs Nearly 7,000 People in the Lockport Area
- Nearby Tenants Include: Tops Friendly Markets, Runnings, T.J. Maxx, Five Below, Maurices, Walmart, Home Depot and Many More





ACTUAL PROPERTY IMAGE

# LEASE SUMMARY 6

TENANT	ASP UC Support LLC DBA WellNow Urgent Care
PREMISES	A Building of Approximately 3,500 SF
LEASE COMMENCEMENT	March 6, 2020
RENT COMMENCEMENT	September 1, 2021
LEASE EXPIRATION	August 31, 2031
LEASE TERM	10 Years
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Double Net (NN)
USE	Medical
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant'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

\*Newly Constructed Building With a 20-Year Roof Warranty

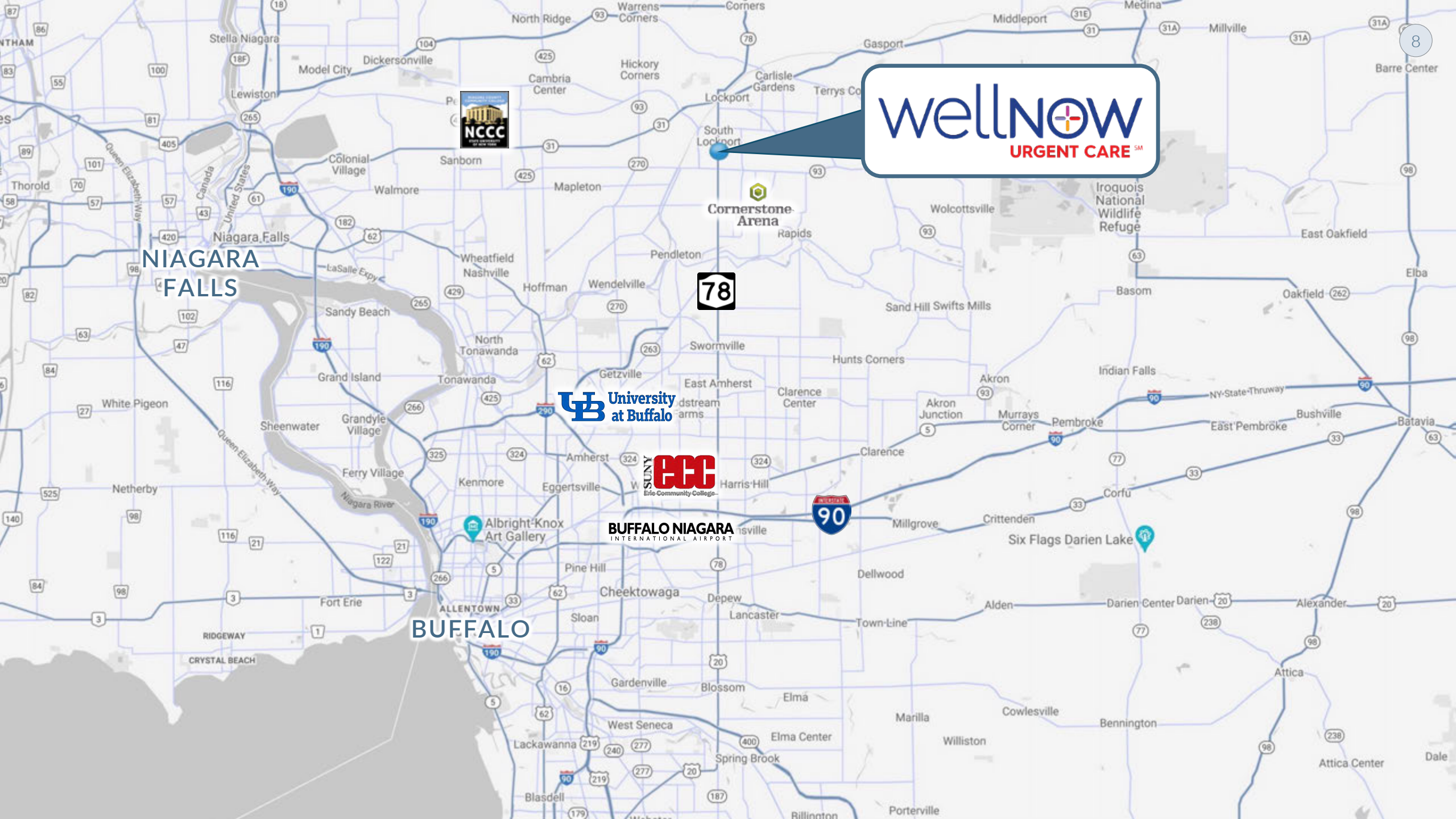
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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3,500 SF	\$122,500	\$35.00
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**wellnow**  
URGENT CARE <sup>SM</sup>



**BUFFALO NIAGARA**  
INTERNATIONAL AIRPORT

**NIAGARA  
FALLS**

**BUFFALO**





S Transit Rd (28,250 VPD)



wellnow  
URGENT CARE SM





The Pulmonary Group  
of Western New York, LLP

**Tops**  
Friendly Markets

**Goodwill**

**H&R BLOCK**

**maurices**

**five  
BELOW**  
SUPERCUTS

**TJ-maxx**

**SHOE DEPT.  
ENGORE**

**Citizens Bank**

**TRACTOR  
SUPPLY CO.**

**planet  
fitness**

**BIG LOTS!**

**DOLLAR  
GENERAL**

**NAPA**

**MATTRESS  
FIRM**

**ENH**



**BUICK  
GMC**

**HI-WAY**



**VALU  
HOME CENTERS**

Davis  
Automotive

Steve's  
Custom Cycle

Kith & Kin  
Bakeshop & Bistro

**State Farm**

**Applebee's**  
GRILL + BAR

**Tim Hortons**

**CARDTRONICS**

**TACO  
BELL**

**Sunny's**  
RESTAURANT

**78**

**wellnow**  
URGENT CARE <sup>SM</sup>







Emmet Belknap  
Intermediate School

Lockport  
High School

Charles A  
Upson Elementary

DOLLAR  
GENERAL  
NYSEG

SUBWAY  
CUBESMART  
self storage  
Walmart

KeyBank

TED'S  
Hot Dogs

Collision Shop

Anzalone  
Electric Inc

CHEVROLET

the Y

Runnings  
Your Home, Farm & Outdoor Store

S Transit Rd (28,250 VPD)



wellnow  
URGENT CARE SM

AspenDental

78







Lockport, New York, in Niagara County, is 12 miles N of Amherst, New York and 21 miles NE of Buffalo, New York. The city is part of the Buffalo - Niagara Falls metropolitan statistical area. Lockport is a 21st-century city with its roots in the early 1800s. The City of Lockport offers so much history and modern attractions for everyone. Lockport is New York State's premier Erie Canal community. The City of Lockport had a population of 20,923 as of July 1, 2020.

Lockport's business community is diverse and prosperous. There are more than 50 manufacturing firms in Lockport and more than 850 retail and commercial establishments in the Town of Lockport and City of Lockport combined. Lockport continues to bring in new businesses and restaurants to service their community. The City of Lockport is committed to spurring economic development, creating jobs, and bettering the quality of life for residents and business owners alike. Cornerstone Ice Arena, which offers two NHL-sized rinks and is expected to bring more than 150,000 people to downtown Lockport annually. Revitalization of Harrison Place is now home to more than 30 businesses with 200 employees. The City of Lockport is a great place to do business. Lockport has convenient access to major highways and is situated near the University at Buffalo's North Campus and Niagara County Community College.

The city hosts visitors year-round, with locals and tourists exploring the Lockport Locks and the Erie Canal's historic Flight of Five, the Niagara Wine Trail, the Lockport Community Market and Cornerstone Ice Arena. There are several parks and playgrounds in Lockport. Some of these include the Altro Park, Rogers Avenue Park, American Legion Park, Dudley Square Park, Outwater Park, Joseph E. Kibler Park, John Henry Garden and Tree Park and Niagara Street Park. The Canal Discovery Center and Lockport Canal Museum are also worth visiting. Niagara Falls is nearby and an extremely popular tourist spot. Golfers can visit Willowbrook Golf Course and Eagle Crest Golf Center. Conveniently located only 20 miles east of Niagara Falls Lockport is a community of character within close proximity to so many other enjoyable destinations.



LOCKPORT, NY

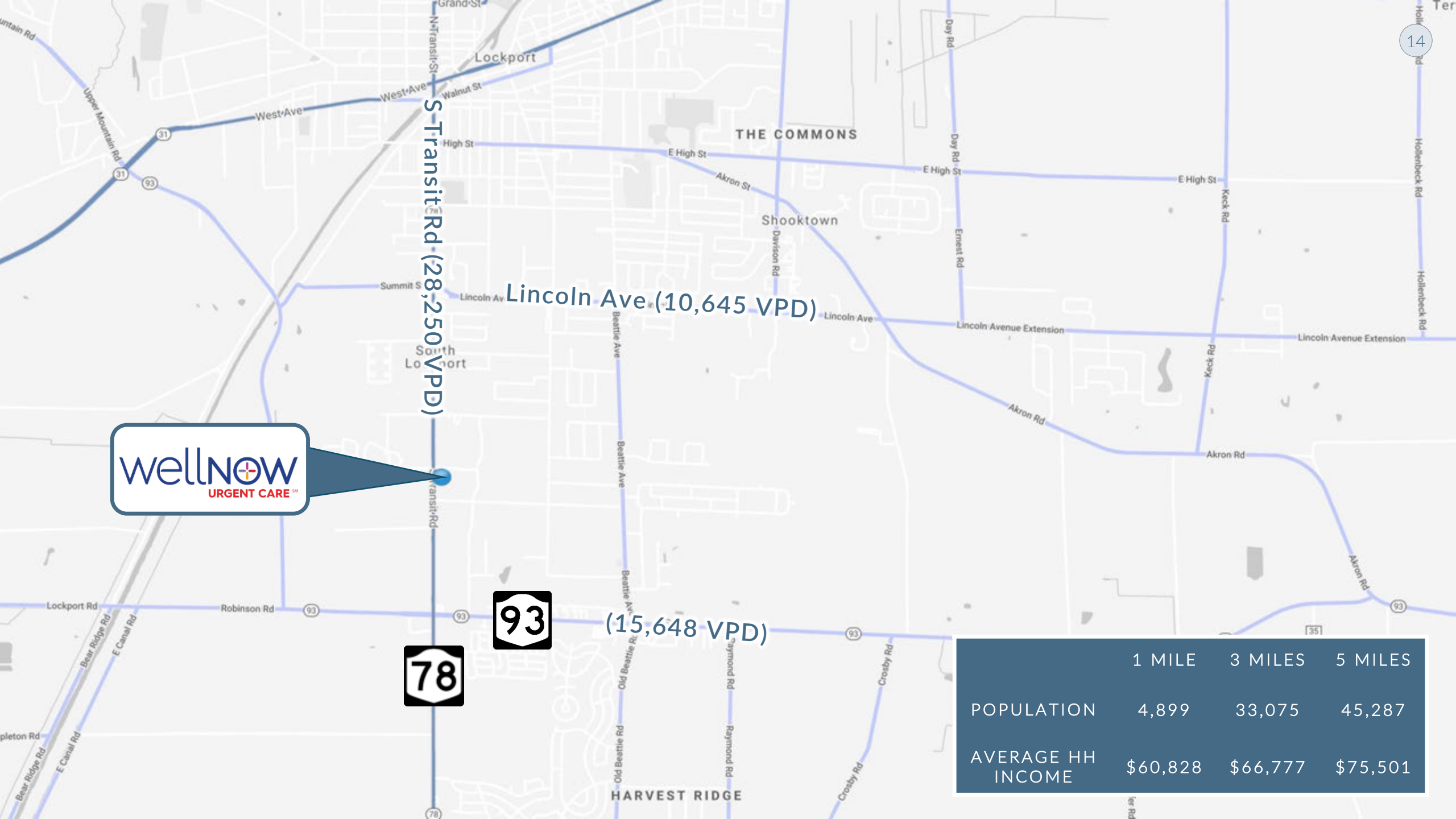


NIAGARA FALLS



BUFFALO, NY





S Transit Rd (28,250 VPD)

Lincoln Ave (10,645 VPD)

93 (15,648 VPD)

	1 MILE	3 MILES	5 MILES
POPULATION	4,899	33,075	45,287
AVERAGE HH INCOME	\$60,828	\$66,777	\$75,501



WELLNOW URGENT CARE

# TENANT PROFILE

WellNow Urgent Care is one of the fastest-growing providers of urgent medical care, telehealth and occupational health services in the United States, with nearly 90 centers across New York, Illinois, Ohio and Michigan. Founded as Five Star Urgent Care in 2011 by Dr. John Radford, the company rebranded as WellNow Urgent Care in 2018 to better reflect its mission of offering quick, convenient and quality care for non-life-threatening injuries and illnesses.

As WellNow Urgent Care has continued to open new facilities, the company has also grown through the strategic acquisitions of MASH Urgent Care in 2018 and Hometown Urgent Care & Occupational Health in 2020. WellNow Urgent Care is a Subsidiary of Aspen Dental Management, Inc (ADMI). ADMI is a leading dental support organization (DSO) offering a full-range of essential business services to consumer healthcare brands, including more than 850 Aspen Dental-branded offices nationwide, and more than 45 WellNow Urgent Care offices in New York and Illinois.



COMPANY TYPE  
Private



FOUNDED  
2011



# OF LOCATIONS  
90+



HEADQUARTERS  
Ellicottville, NY



WEBSITE  
[wellnow.com](https://www.wellnow.com)



# 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 a 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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