



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



WellNow Urgent Care
5495 Sheridan Drive
Williamsville, NY 14221

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 5495 Sheridan Drive in Williamsville, New York. This Deal Includes a Brand New 2021 Construction With a 10 Year Corporate Lease, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$3,360,000
CAP	5.00%
NOI	\$168,000
PRICE PER SF	*\$62.56

PROPERTY SUMMARY

ADDRESS	5495 Sheridan Drive Williamsville, NY 14221
COUNTY	Erie
RET PARCEL	69.10-4.2.2
BUILDING AREA	3,500 SF
LAND AREA	+/-1.23 AC
BUILT (NEWLY CONSTRUCTED)	2021
ROOF WARRANTY	20 Year

*Price PSF Based on 53,711 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
- Located at the Signalized Corner of Sheridan Drive (36,330 VPD) With Excellent Visibility and Ingress/Egress
- Strategically Located Amongst Large Medical Operators Including Buffalo Medical Group, Independent Health and Millard Fillmore Hospital
- Adjacent to the Centerpointe Corporate Park, an Office Park That Provides Substantial Day-Time and Foot Traffic
- Williamsville, NY, is One of the Top 10 Most Affluent Zip Codes Nationwide By Median Household Income
- Located Near the State University of New York at Buffalo, Which is New York's Largest Educational Center With a Student Enrollment of Nearly 30,000 People
- Nearby Tenants Include: ALDI, Starbucks, Pet Supplies Plus, Dollar Tree, F45 Training, Subway and More



ACTUAL PROPERTY IMAGE

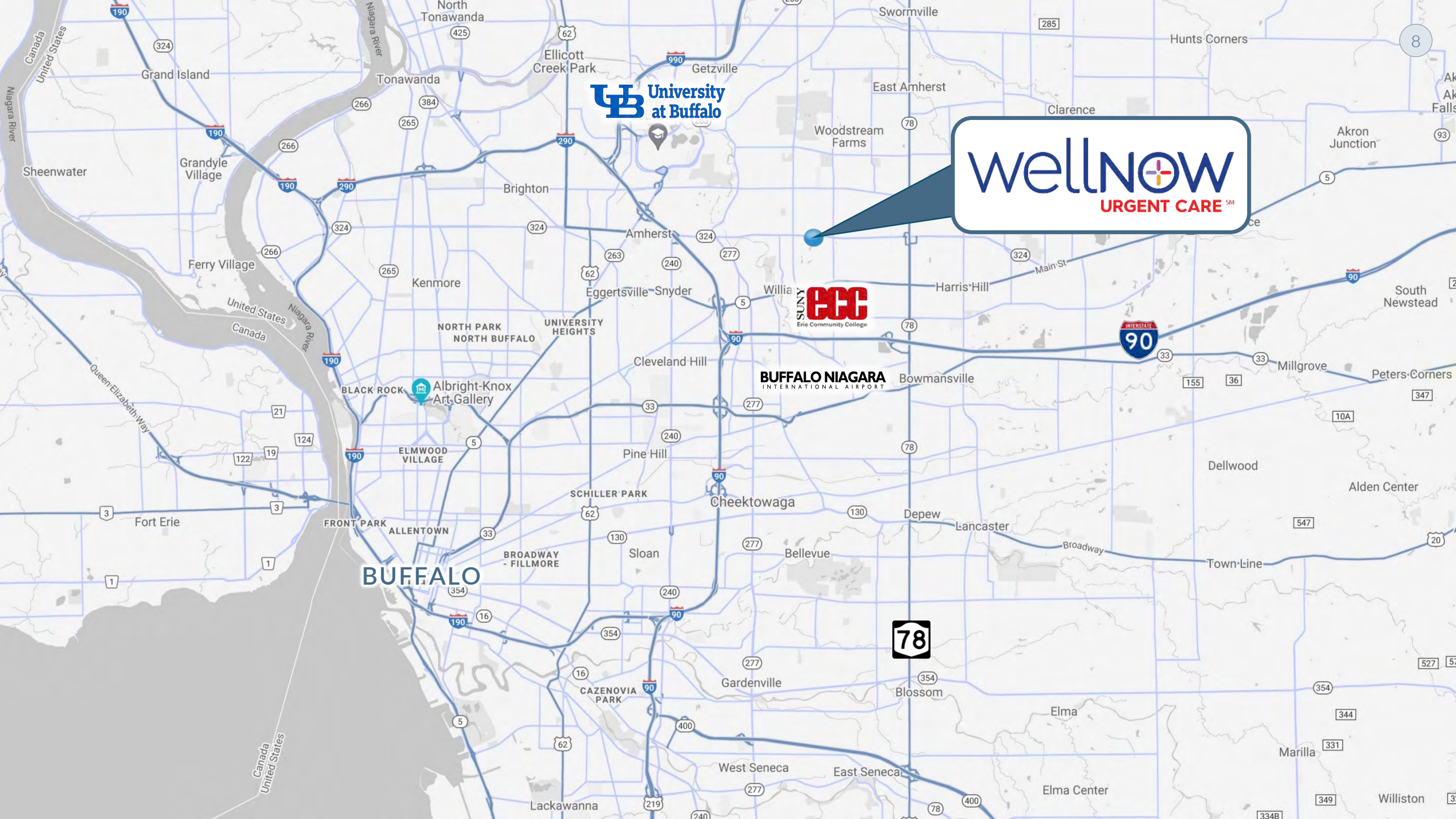
LEASE SUMMARY

TENANT	ASP UC Support LLC DBA WellNow Urgent Care
PREMISES	A Building of Approximately 3,500 SF
LEASE COMMENCEMENT	March 6, 2020
RENT COMMENCEMENT	November 23, 2021
LEASE EXPIRATION	November 30, 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
3,500 SF	\$168,000	\$48.00





University at Buffalo

wellnow
URGENT CARE SM

ECC
Erie Community College

BUFFALO NIAGARA
INTERNATIONAL AIRPORT

BUFFALO

78





Miller Tennis Center



Gateway Longview -
Lynde School and
Residential Services



The Country
Club of Buffalo



Centerpointe
Corporate Park



Sheridan Dr (36,330 VPD)

International Dr





LOWE'S *Wegmans* *HomeGoods* **target**
Kentucky Fried Chicken *Orangetheory* **FIVE GUYS**
FANTASTIC SAM'S **TACO BELL**



Michaels **Walmart** **PETSMART** **BJ's**
DICK'S **Tops** **LA FITNESS**
five BELOW **OLD NAVY** **M&T Bank** **Starbucks** **Marshall's** **McDonald's**
Applebee's **AutoZone** **Citizens Bank** **Party City** **the Vitamin Shoppe**

wellnow
URGENT CARE™

Sheridan Dr

Transit Rd

RITE AID **9ROUND** **goodwill**
Citizens Bank **KeyBank** **GNC** **M&T Bank**
SUNOCO **Tim Hortons**

Wegmans

SUBWAY **DOLLAR TREE**
PET SUPPLIES PLUS

BARNES & NOBLE **Office DEPOT** **OfficeMax** **ME**
petco **M&T Bank** **Message Envy**
BED BATH & BEYOND **KeyBank** **SUNOCO**
Great Clips **Northwest** **SKECHERS**

Bank of America **SUPERCUTS**
Tim Hortons **Public Storage** **FIREHOUSE SUBS**
gerber **Valvoline**

Firestone **JCPenney**
SEPHORA **Bath & Body Works**
NEW YORK & COMPANY

ALDI **TJ-maxx** **planet fitness**
pepper's **BURGER KING** **Advance Auto Parts**
GOODYEAR

THE HOME DEPOT **Burlington**
NAPA **BIG LOTS!**
JOANN

Walgreens **McDonald's**
Panera Bread **EUROPEAN WAX CENTER**


HOBBY LOBBY **REGAL**
DQ **Tim Hortons** **HOME 2**
SPRINGHILL SUITES MARRIOTT **Hilton** **6**



MEDICAL TENANT PRESENCE



 Kaleida Health

 Millard Fillmore
Suburban Hospital
A Kaleida Health Facility

 UB|MD  INTERNAL MEDICINE
PRIMARY & SPECIALTY CARE

 UPD DENTAL
ASSOCIATES

 ALTMAN DENTAL

 wellnow
URGENT CARE SM

 GREAT LAKES
CARDIOVASCULAR

Sheridan Dr



Transit Rd

 Buffalo Medical Group
Treating people wel .

 general
physician
pc

 Independent
Health



Buffalo is the second largest city in the U.S. state of New York and the largest city in Western New York. The City of Buffalo has a population of 260,357 as of July 1, 2020. The city is the county seat of Erie County and serves as a major gateway for commerce and travel across the Canadian border, forming part of the bi-national Buffalo Niagara Region and Buffalo-Niagara Falls metropolitan area. As of 2018, the Buffalo-Niagara Falls metropolitan area had a population of 1,130,152; the CSA, which adds Cattaraugus County, had a population of 1,215,826 inhabitants. Buffalo is on the eastern shore of Lake Erie, at the head of the Niagara River, 16 miles to the Niagara Falls. Its early embrace of electric power led to the nickname "The City of Light".

Buffalo's economic sectors include industrial, light manufacturing, high technology and services. The State of New York, with over 15,000 employees, is the city's largest employer. Other major employers include the United States government, Kaleida Health, M&T Bank, the University at Buffalo, General Motors, Time Warner Cable and Tops Friendly Markets. Buffalo is home to Rich Products, Canadian brewer Labatt, cheese company, Sorrento Lactalis, Delaware North Companies and New Era Cap Company. More recently, the Tesla Gigafactory 2 opened in South Buffalo in summer 2017, as a result of the Buffalo Billion program.

Although the region's primary tourism destination is Niagara Falls to the north, Buffalo's tourism relies on historical attractions and outdoor recreation. The city's points of interest include the Edward M. Cotter fireboat, considered the world's oldest active fireboat and is a United States National Historic Landmark, Buffalo and Erie County Botanical Gardens, the Buffalo and Erie County Historical Society, Buffalo Museum of Science, the Buffalo Zoo—the third oldest in the United States - Forest Lawn Cemetery, Buffalo and Erie County Naval & Military Park, the Anchor Bar and Darwin D. Martin House.



EDWARD M COTTER FIREBOAT



NIAGARA FALLS



Sheridan Dr (36,330 VPD)

(40,528 VPD)

(17,442 VPD)

(39,754 VPD)

(119,844 VPD)



	1 MILE	3 MILES	5 MILES
POPULATION	8,953	71,806	207,729
AVERAGE HH INCOME	\$87,843	\$84,692	\$69,490

DEMOGRAPHIC SOURCE: ESRI



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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