

In Cooperation With ParaSell, Inc., A Licensed Tennessee  
Broker Lic. # 264531 BoR: Scott Reid – Lic. # 347634



SANDS INVESTMENT GROUP



Fast Pace Urgent Care  
829 W Main Street  
Woodbury, TN 37190

# EXCLUSIVELY MARKETED BY:

In Cooperation With ParaSell, Inc., A Licensed Tennessee  
Broker Lic. # 264531 BoR: Scott Reid – Lic. # 347634

**NOLAN DUNN**

Lic. # 335639

980.261.3217 | **DIRECT**  
nolan@SIGnnn.com

**LISSA KIPP**

Lic. # SL3514553

704.703.1827 | **DIRECT**  
lissa@SIGnnn.com

**AMAR GOLI**

Lic. # 310575

704.275.3787 | **DIRECT**  
amar@SIGnnn.com

**SCOTT REID**

Lic. # 347634

949.942.6585 | **DIRECT**  
scott@parasellinc.com

1900 South Blvd, Suite 308  
Charlotte, NC 28203  
844.4.SIG.NNN  
www.SIGnnn.com



SANDS INVESTMENT GROUP

# TABLE OF CONTENTS

04

## INVESTMENT OVERVIEW

Investment Summary  
Investment Highlights

06

## LEASE ABSTRACT

Lease Summary, Cash Flow  
Schedule & Rent Roll

07

## PROPERTY OVERVIEW

Property Images  
Location, Aerial & Retail Maps

12

## AREA OVERVIEW

City Overview  
Demographics

14

## TENANT OVERVIEW

Tenant Profile

© 2022 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the Fast Pace Urgent Care Clinic in Woodbury, TN. Constructed in 2019, This 3,600 SF Urgent Care Clinic Has Room For Ample Customers With 25 Parking Spots and is Situated in the Growing Nashville Market. With Over 9 Years Remaining on This Triple Net (NNN) Lease Featuring Three 5-Year Options and 1.25% Annual Rent Escalations Through the Duration of the Lease, This Opportunity Provides For a Best-in-Class Stable Investment With a Built-In Inflation Hedge From the Largest Urgent Care Provider in Tennessee. This Asset Has Been Priced Based on the Future Rent as of November 2, 2022. The Difference in Rent Between Closing and November 2nd Shall Be Credited Back to Buyer at Closing, Prorated on a Daily-Calculation Basis.

## OFFERING SUMMARY

PRICE	\$2,050,000
CAP	5.15%
NOI	\$105,537
PRICE PER SF	\$569.44
GUARANTOR	Corporate – Fast Pace Health

## PROPERTY SUMMARY

ADDRESS	829 W Main St Woodbury, TN 37190
COUNTY	Cannon
BUILDING AREA	3,600 SF
LAND AREA	0.7 AC
PARKING	25
YEAR BUILT	2019

ACTUAL PROPERTY IMAGE





# HIGHLIGHTS

- Landlord Friendly Lease Corporately Guaranteed By Fast Pace Health, With Minimal Landlord Responsibilities and No Tenant Right of First Refusal
- The Lease Features 1.25% Annual Rent Escalation Each November Until 2031, and Throughout Each Year Across Three (3) 5-Year Options
- Recently Built in 2019 With Over 9 Years Remaining on the Lease, This Asset Enjoys the Rare NNN Lease Structure and Annual Rent Escalations For a Fast Pace Urgent Care
- Minimal Landlord Responsibilities (Roof and Structure) Allow For Truly Passive Income From Tennessee's Largest Urgent Care Provider
- This Triple Net Lease is Priced on Effective Rent as of November 2, 2022 as Monthly Rent Jumps 1.25% to \$8,798, Equating to \$105,537 in Annual NNN Income; the Difference in Rent Between Closing and November 2nd Shall Be Credited Back to Buyer at Closing
- Backed By Shore Capital in 2012, Fast Pace Health Operates in 5 States Including TN, KY, MS, LA, and IN; Since its Founding in 2009, Fast Pace Has Grown From 1 to 171 Locations in Under 15 Years and 2,000 Employees
- This Fast Pace Urgent Care is the Only Urgent Care Clinic in Woodbury, TN; The Nearest Urgent Care Clinic is 20.4-Miles West in Murfreesboro, TN; The Nearest Fast Pace Urgent Care is 20.7-Miles Away in McMinnville, TN
- Located on the Busiest Thoroughfare in Woodbury, the Location Sees 13,900+ Vehicles Per Day and Strong Demographics: Household Income of \$71,000+ and a Population of 17,000+ Within a 10-Mile Radius
- Woodbury is the County Seat For Cannon County and is in the Nashville-Davidson-Murfreesboro-Franklin TN Statistical Area; Murfreesboro is a Short 20-Mile Drive and Only 48-Miles to Nashville International Airport



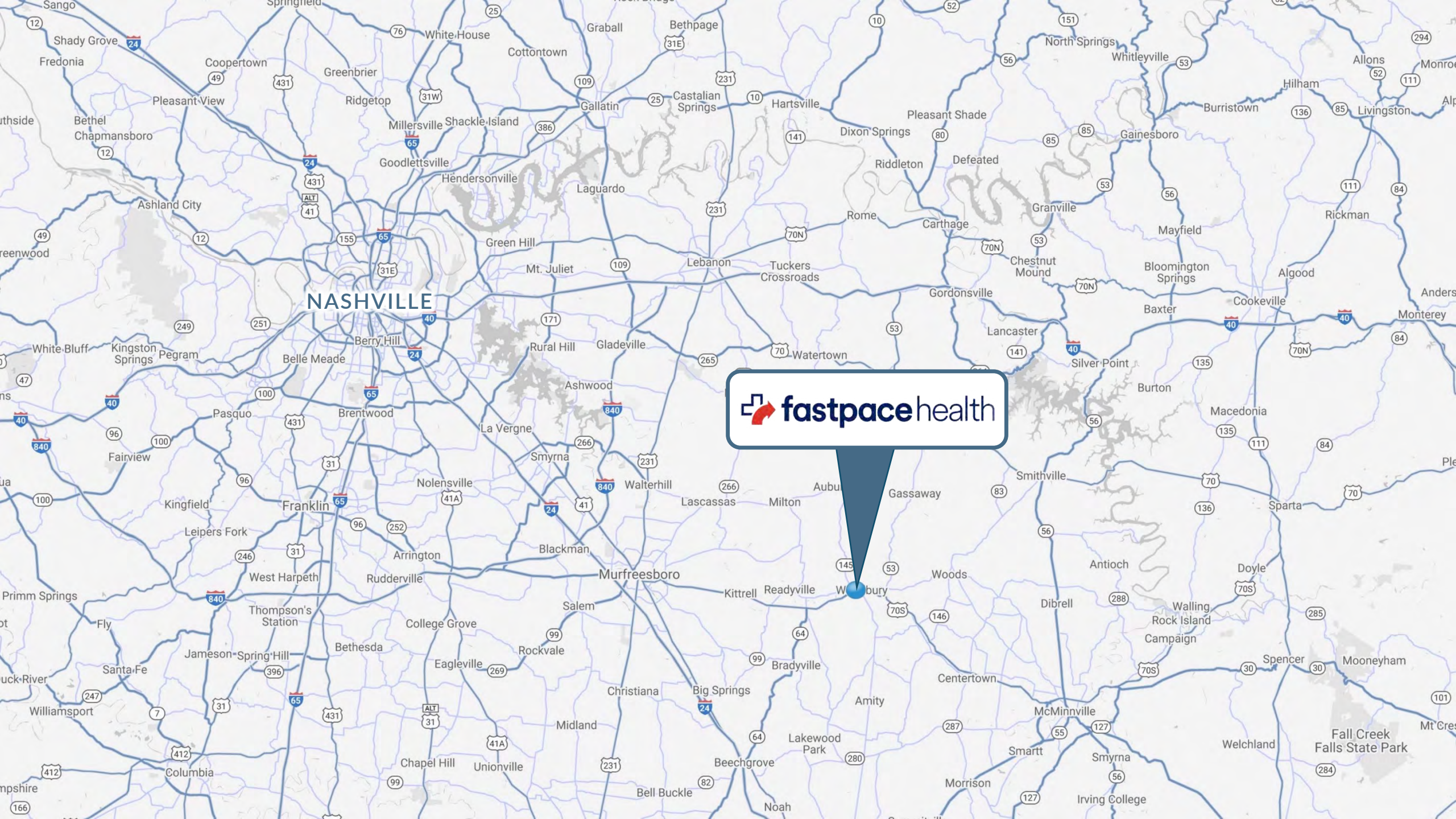
CASH FLOW SCHEDULE			
LEASE YEAR	MONTHLY RENT	ANNUAL RENT	RENT BUMP
3	\$8,686	\$104,234	1.25%
4 (Effective Nov 2, 2022)	\$8,795	\$105,537	1.25%
5	\$8,905	\$106,856	1.25%
6	\$9,016	\$108,192	1.25%
7	\$9,129	\$109,544	1.25%
8	\$9,243	\$110,913	1.25%
9	\$9,358	\$112,300	1.25%
10	\$9,475	\$113,703	1.25%
11	\$9,594	\$115,125	1.25%
12	\$9,714	\$116,567	1.25%
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	
3,600 SF	\$105,537	\$29.32	

TENANT	Fast Pace Health
PREMISES	A Building of Approximately 3,600 SF
LEASE COMMENCEMENT	November 2, 2019
LEASE EXPIRATION	November 1, 2031
LEASE TERM	9+ Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	1.25% Annually
LEASE TYPE	Triple Net (NNN)
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









NASHVILLE







Cannon county convenience center

Woodbury Church of Christ

Woodbury Water Department

WOODBURY HEALTH & REHABILITATION



Cannon County Sheriff's Department

Crane Interiors



UCHRA Cannon County Office



Woodbury Drug Center, LLC

A Bail Bonding

First Baptist Church

Cannon County Library System

Chilangos Mexican Restaurant

Wash N Go laundry Woodbury



China Star



Woodbury Dental Partners



Lunch Box BBQ



W Main St



piggly wiggly







Cannon County  
Community Center

 **fastpacehealth**

Woodbury  
Sewage Plant

The Moonlite  
Drive-In

**DOLLAR  
GENERAL**

Higgins Woodbury  
Flea Market

Higgins  
Storage

Woodbury Police  
Department

**mle** Middle  
Tennessee  
Electric

West End Tobacco  
Outlet and Vape

West End  
market

Brevard-Macon  
House

**TACO  
BELL**

**Auto  
Zone**

**145**

  
**piggly wiggly**

**70S**

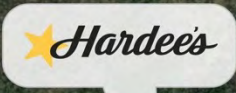
**W Main St**

**verizon**

Lunch Box  
BBQ

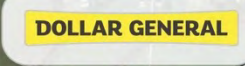
DJ's Pizza &  
Steak House





TDOT  
CANNON COUNTY

REEDS BUILDERS  
SUPPLY



W Main St



## WOODBURY | CANNON COUNTY | TENNESSEE

MURFREESBORO, TN

Woodbury is a town in Cannon County, TN. Woodbury is part of the Nashville Metropolitan Statistical Area and is located 55 miles southeast of downtown Nashville. It is the county seat of Cannon County. It is in the valley of the East Fork of the Stones River, part of the Cumberland River watershed flowing through Nashville. U.S. Route 70S passes through the town, leading west 19 miles to Murfreesboro and southeast 20 miles to McMinnville. Tennessee State Route 53 leads south from Woodbury 24 miles to Manchester and north 16 miles to Liberty. From the west side of Woodbury, Tennessee State Route 145 leads north 10 miles to Auburntown. According to the United States Census Bureau, the town of Woodbury has a total area of 2.0 square miles. The Town of Woodbury had a population of 2,864 as of July 1, 2021.

The largest industries in Woodbury, TN are Retail Trade, Manufacturing and Accommodation & Food Services. Due to its proximity to Murfreesboro, its economy affects Woodbury. Murfreesboro is the geographic center of Tennessee and is at the intersection of Interstate 24 and Interstate 840. Transportation access by rail, air or highway in any direction is excellent. Murfreesboro is home to Middle Tennessee State University (MTSU), the largest undergraduate university in Tennessee. The Murfreesboro City School System (MCS) serves Kindergarten through 6th grade. Nissan Motor Manufacturing Corp. USA, Rutherford County Government and Board of Education, Middle Tennessee State University, National Healthcare Corp., Ingram Book Company, State Farm Insurance, Amazon Fulfillment Center, St. Thomas Rutherford (formerly Middle TN Medical Center), Alvin C. York Veterans Administration Medical Center, Assurion, City of Murfreesboro and Board of Education, Verizon are the major employers of the City.

Tucked away in the rolling hills of Middle Tennessee, Woodbury offers a slower pace but plenty to do! One can shop for antiques on the historic square, or enjoy a live show at the Cannon County Arts Center, and also could catch a movie at the Moonlight Drive-In, or head out to Short Mountain Distillery for a taste of legal moonshine and a delicious dinner at the Stillhouse Restaurant. There are a few festivals in Woodbury. The most notable taking place each spring, is known as "The Good Ole Days". The Cannon County Fair also happens in May each year at the Cannon County Fairgrounds. Other festivals include the Cannon County Christmas Business Open House and a weekly "Cruise-In" on the square. Just a drive away, the Murfreesboro Greenway System includes the Stone River and Lylte Creek trails. The paths lead to Cannonsburgh Village, Fortress Rosecrans as well as Stones River National Battlefield. They're popular for walking, skating, jogging and bicycle riding.

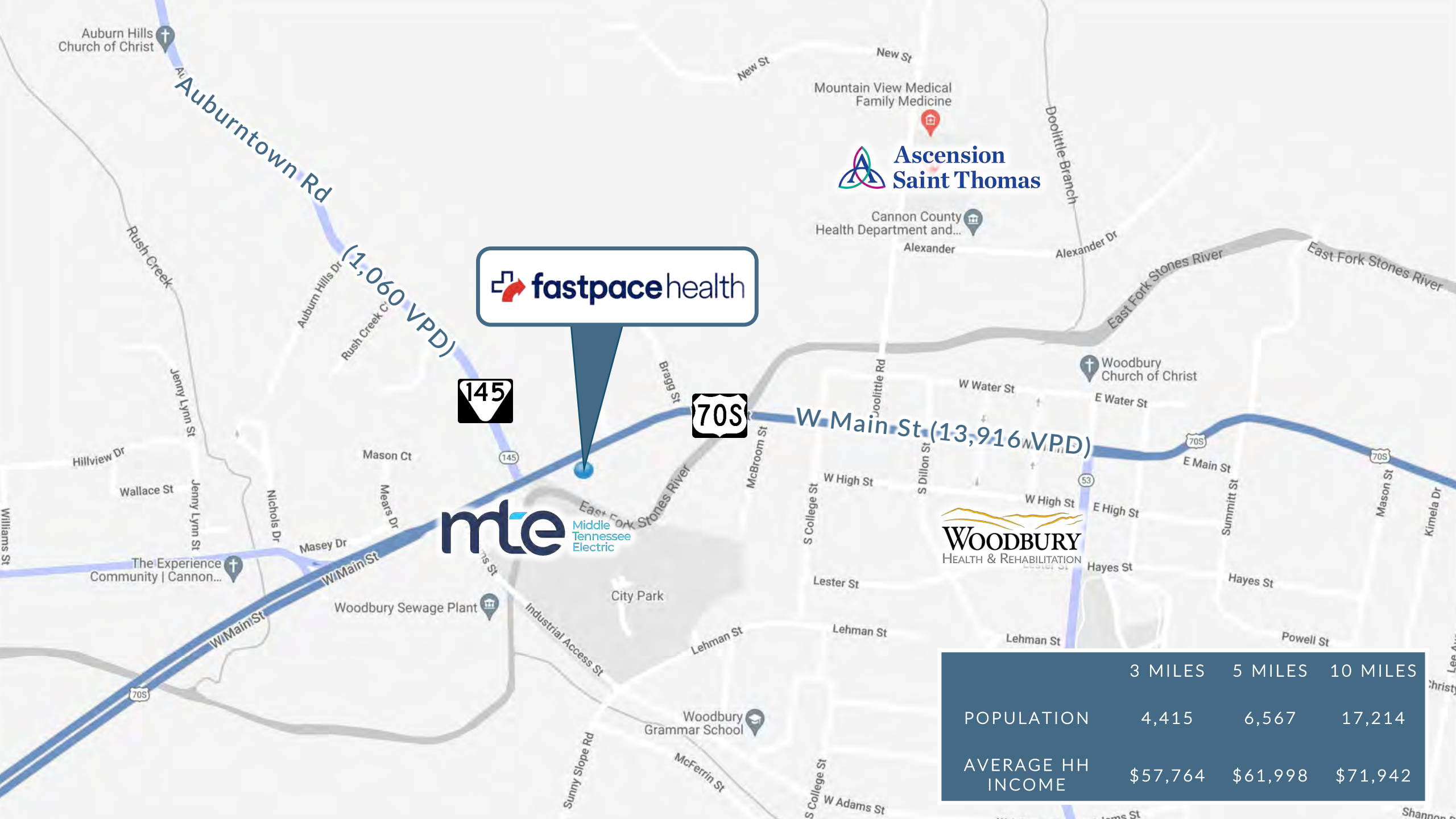
WOODBURY, TN



CANNON COUNTY ARTS CENTER







 **fastpace**health

145

70S

W Main St (13,916 VPD)

**mte**  
Middle Tennessee Electric

**WOODBURY**  
HEALTH & REHABILITATION

	3 MILES	5 MILES	10 MILES
POPULATION	4,415	6,567	17,214
AVERAGE HH INCOME	\$57,764	\$61,998	\$71,942



# TENANT PROFILE

Fast Pace is the largest independent provider of urgent care and primary care services in Tennessee and one of the fastest growing companies in the industry. Since partnering with Shore Capital in 2012, the clinic has grown from its initial seven employees to more than 2000 clinical staff members and about 170+ healthcare centers in Tennessee, Kentucky, Louisiana, Mississippi, and Indiana, with plans for future expansion.

With expansion comes the convenience of being able to be treated at any of the Fast Pace locations without the hassle of transferring insurance and payment information or medical history. The clinics are electronically linked so that if you have to be seen at a clinic miles from home your information is available to healthcare professionals on the spot. Fast Pace is headquartered in Franklin, TN and provides convenient and affordable healthcare services to rural markets throughout Tennessee, Mississippi, Louisiana and Kentucky. Fast Pace provides treatment for a wide range of illnesses, injuries, and common conditions, in addition to diagnostic and screening services.



COMPANY TYPE  
Private



FOUNDED  
2011



# OF LOCATIONS  
170+



HEADQUARTERS  
Franklin, TN



WEBSITE  
[fastpacehealth.com](http://fastpacehealth.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 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.







SANDS INVESTMENT GROUP

In Cooperation With ParaSell, Inc., A  
Licensed Tennessee Broker Lic. # 264531  
BoR: Scott Reid - Lic. # 347634

EXCLUSIVELY MARKETING BY:

**NOLAN DUNN**

Lic. # 335639

980.261.3217 | DIRECT

nolan@SIGnnn.com

**LISSA KIPP**

Lic. # SL3514553

704.703.1827 | DIRECT

lissa@SIGnnn.com

**AMAR GOLI**

Lic. # 310575

704.275.3787 | DIRECT

amar@SIGnnn.com

**SCOTT REID**

Lic. # 347634

949.942.6585 | DIRECT

scott@parasellinc.com

Fast Pace Urgent Care

829 W Main Street  
Woodbury, TN 37190

