



# Medic One

RARE SMALL PRICE POINT MEDICAL ASSETS – INSULATED BUSINESS MODEL

KENNETT, MO



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Missouri Broker #2019035835



## Listing Team

**JOHN ANDREINI**

ja@cppcre.com  
 PH: 415.274.2715  
 CA DRE# 01440360

**RYAN SCHULTEN**

rs@cppcre.com  
 PH: 415.274.7391  
 CA DRE# 02136546  
 NV RED#: B.1003190.LLC

**KIRBY DEDERIAN**

kirby@cppcre.com  
 PH: 415.231.0598  
 CA DRE# 02095008

**SCOTT REID  
 PARASELL, INC.**

scott@parasellinc.com  
 PH: 949.942.6585  
 MO LIC# 2019024102

In Association with ParaSell, Inc.  
 PH: 949.942.6585  
 A Licensed Missouri Broker  
 #2019035835

## Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners, CP Partners Commercial Real Estate, Inc., and ParaSell, Inc. (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.

# Available for Purchase Individually or Together

PORTFOLIO PRICING		
Price		\$2,262,150
Capitalization Rate		8.00%
<b>Stabilized Income</b>		
Scheduled Rent		\$180,972
<b>Less</b>	<b>\$/SF</b>	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
<b>Net Operating Income</b>		<b>\$180,972</b>

The subject Medic One may be purchased individually or in conjunction with the other locations. Contact Agent for details and portfolio availability.



**MEDIC ONE**  
 Harrisburg, AR  
 Price: \$270,000 | Cap Rate: 8.00%

[View Property Here](#)



**MEDIC ONE**  
 Trumann, AR  
 Price: \$280,050 | Cap Rate: 8.00%

[View Property Here](#)



**MEDIC ONE**  
 Walnut Ridge, AR  
 Price: \$405,000 | Cap Rate: 8.00%

[View Property Here](#)



**MEDIC ONE**  
 Poplar Bluff, MO  
 Price: \$937,500 | Cap Rate: 8.00%

[View Property Here](#)

# Medic One

1095 COMMERCE DR, KENNETT, MO 63857 

**\$369,600**

PRICE

**8.00%**

CAP RATE

NOI	\$29,568
LEASE TYPE	NN
LEASE TERM	8+ Years
BUILDING SIZE	2,016 SF
LAND AREA	0.60 AC



## Mission-Critical Emergency Response Base

With **2% annual increases** commencing January 1, 2029, this facility supports long-term cash flow growth. **Situated along a key traffic corridor**, the site **serves as a vital hub** for Medic One's ability to reach surrounding communities quickly and effectively.



## Passive Investment Opportunity

- **Mission Critical Facility:** Company holds exclusive ambulance contract for the county
- **Minimal Landlord Obligations:** The NN lease shifts CAMs, taxes, insurance, utilities, and routine repairs to the tenant. Landlord responsibilities are limited solely to structural integrity and HVAC replacement upon failure.
- **Custom Facility:** Unit includes beds, bathrooms, laundry, backup generators, is HIPPA compliant, etc.

## Mission-Critical Location

- **Critical Use:** Operated by Medic One, LLC, the site supports the company's mission to expand coverage through strategically placed ambulance bases.
- **Strengthened Coverage Area:** Positioned to efficiently serve Kennett and surrounding communities, the facility is a cornerstone in Medic One's emergency response network.
- **Established Operator:** With more than 15 active locations across Arkansas and Missouri, Medic One is a trusted, embedded provider with deep ties to the communities it serves.

		CURRENT
Price		\$369,600
Capitalization Rate		8.00%
Building Size (SF)		2,016
Lot Size (AC)		0.60
<b>Stabilized Income</b>		
Scheduled Rent		\$29,568
<b>Less</b>	<b>\$/SF</b>	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
<b>Net Operating Income</b>		<b>\$29,568</b>

LEASE ABSTRACT	
<b>Premise &amp; Term</b>	
Tenant	Medic One, LLC
Lease Type	NN
Lease Term	8+ Years
Rent Increases	2% Annual in Year 6
Rent Commencement	1/1/2024
Options	One, 5-Year
<b>Expenses</b>	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Landlord's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility

## Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
<b>Medic One, LLC</b>	<b>2,016</b>	<b>1/1/2024</b>	<b>12/31/2028</b>	<b>\$29,568</b>	<b>\$2,464</b>	<b>\$29,568</b>
	<i>2% Increase</i>	1/1/2029	12/31/2029		\$2,513	\$30,159
	<i>2% Increase</i>	1/1/2030	12/31/2030		\$2,564	\$30,763
	<i>2% Increase</i>	1/1/2031	12/31/2031		\$2,615	\$31,378
	<i>2% Increase</i>	1/1/2032	12/31/2032		\$2,667	\$32,005
	<i>2% Increase</i>	1/1/2033	12/31/2033		\$2,720	\$32,645
	Option 1	1/1/2034	12/31/2034		\$2,775	\$33,298
	Option 1	1/1/2035	12/31/2035		\$2,830	\$33,964
	Option 1	1/1/2036	12/31/2036		\$2,887	\$34,644
	Option 1	1/1/2037	12/31/2037		\$2,945	\$35,336
	Option 1	1/1/2038	12/31/2038		\$3,004	\$36,043
<b>TOTALS:</b>	<b>2,016</b>			<b>\$29,568</b>	<b>\$2,464</b>	<b>\$29,568</b>

LEGEND



Property Boundary

2,016

Rentable SF

0.60

Acres



Egress



# 24/7 Emergency and Non-Emergency Care



**15 Locations**

ACROSS ARKANSAS AND MISSOURI



## Operations & Services

- Medic One, part of WLRC Medical, delivers 24/7 emergency and non-emergency ambulance transport across Arkansas and Missouri
- Crews are trained in Advanced Life Support (ALS) and equipped with modern life-saving technology for high-quality patient care
- Services include emergency response, inter-hospital transfers, wheelchair transport, and medical coverage for community events
- The company prioritizes rapid response times by expanding its fleet and bases throughout its service area

## Community & Partnerships

- Headquartered in Jonesboro, Arkansas, Medic One operates more than 15 locations across Northeast Arkansas and Southeast Missouri
- The Community Care Partner Program reduces or eliminates ambulance transport costs for Medicare recipients, privately insured patients, and the uninsured
- The program caps out-of-pocket costs for basic and advanced life support, ensuring afford-ability and predictability
- Medic One also supports community health by offering training for healthcare providers and public education initiatives

[Tenant Website](#)



-  GOVERNMENT OFFICE
-  ELEMENTARY/ MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX

**Ring Radius Population Data\***

	1-MILE	3-MILES	5-MILES
2024	4,024	9,785	11,278

**Ring Radius Income Data\***

	1-MILE	3-MILES	5-MILES
Average	\$60,057	\$66,689	\$68,933
Median	\$47,594	\$48,997	\$51,198

\*Population & household income data sourced from CoStar

Just 2.1 miles from Medic One, **the nearby Walmart Supercenter** in Kennett receives an **average visit frequency of 17.25 visits** in the last 12 months, drawing consistent foot traffic near the subject property

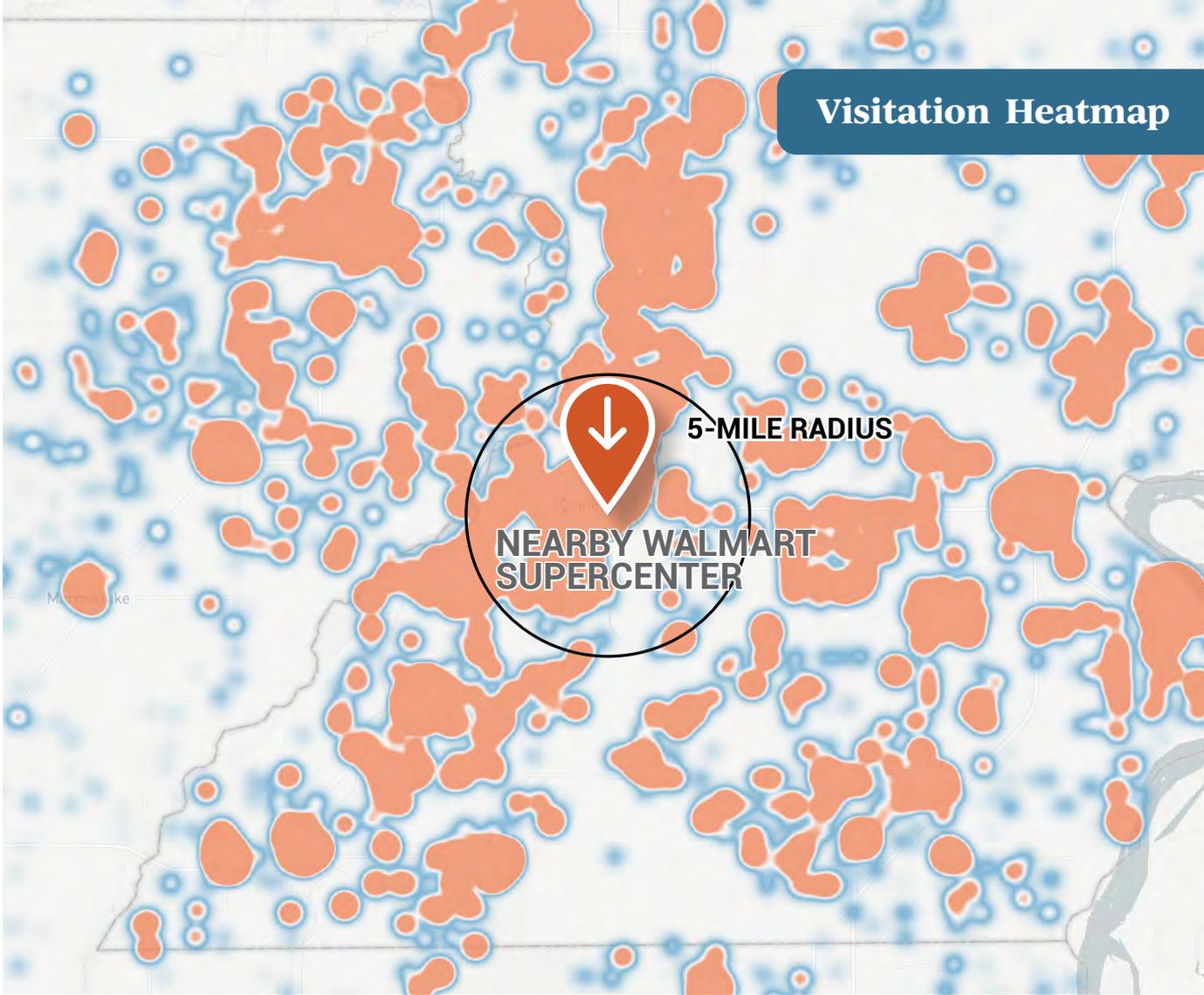
**2.1M Visits**

OVER PAST 12 MONTHS  
AT THE NEARBY WALMART  
SUPERCENTER

**32 Minutes**

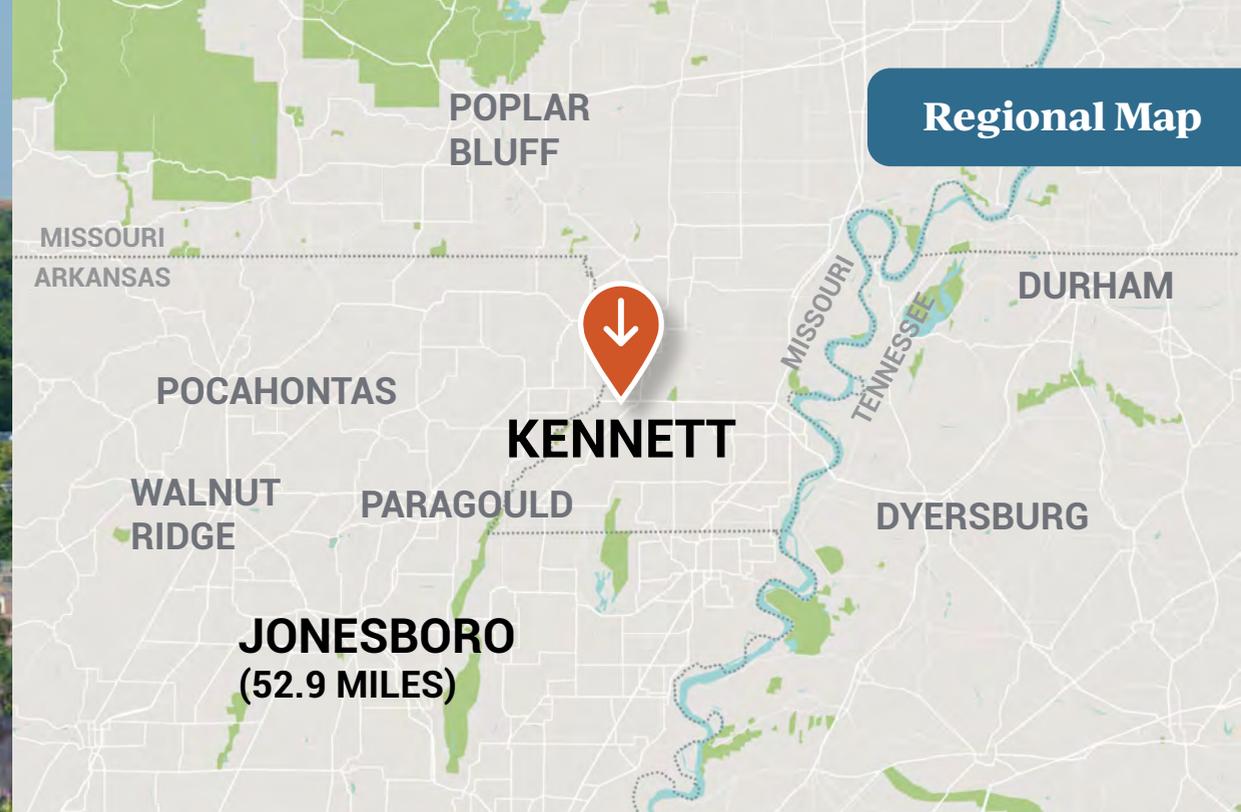
AVERAGE DWELL TIME AT  
THE NEARBY WALMART  
SUPERCENTER

**Visitation Heatmap**



The shading on the map above shows the **home location of people who visited the nearby Walmart Supercenter over the past 12 months**. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



# Kennett, MO

AN AGRICULTURAL POWERHOUSE



**27,002**

DUNKLIN COUNTY  
ESTIMATED POPULATION

## About Kennett

- Kennett is the largest city and county seat of Dunklin County, located in the southeastern region of Missouri, served by U.S. Route 412 and Missouri Route 25
- Its origins began as an early Native American village and today is known as the hometown of Grammy Award-winning artist, Sheryl Crow
- Positioned near the Arkansas border, approximately 20 miles from Paragould, AR, and 110 miles north of Memphis, TN
- Home to many educational opportunities, from its AAA-rated public school system, to its Career and Technology Center, Three Rivers College, and local campus of Southeast Missouri State University

## Business & Industry

- Agriculture is the backbone of the economy, (particularly cotton, soybeans, and rice), and healthcare, retail, and education provide additional employment
- Kennett serves as a service hub for surrounding rural communities, with regional medical facilities and shopping options

Regional Map



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

## Listing Team

---

### JOHN ANDREINI

ja@cppcre.com  
PH: 415.274.2715  
CA DRE# 01440360

### RYAN SCHULTEN

rs@cppcre.com  
PH: 415.274.7391  
CA DRE# 02136546  
NV RED#: B.1003190.LLC

### KIRBY DEDERIAN

kirby@cppcre.com  
PH: 415.231.0598  
CA DRE# 02095008

### SCOTT REID

**PARASELL, INC.**  
scott@parasellinc.com  
PH: 949.942.6585  
MO LIC# 2019024102

In Association with ParaSell, Inc.  
PH: 949.942.6585  
A Licensed Missouri Broker  
#2019035835