



**NET LEASE INVESTMENT OFFERING**



## Fast Pace Health

1873 Cumberland Falls Hwy  
Corbin, KY 40701







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## Executive Summary

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The Boulder Group is pleased to exclusively market for sale a single tenant net leased Fast Pace Health property located in Corbin, Kentucky. The property was constructed in 2022 specifically for Fast Pace and features a 15-year lease that expires in February 2038. The lease is triple net with landlord responsibilities limited to structure only. Additionally, there are 10% rental escalations every five years

The 3,726 square-foot building benefits from its position along Cumberland Falls Highway (22,250 VPD) and immediate proximity to Interstate 75 which experiences over 44,800 vehicles per day. The asset also benefits from its strategic location across from Baptist Health Corbin, a 273-bed hospital that primarily serves southeastern Kentucky. Continual traffic is draw through the corridor by the hospital as well as the numerous nearby retailers such as Kroger, Save A Lot, McDonald's, Starbucks, Burger King, Applebee's, Bojangles, Taco Bell, and several others. There are nearly 50,000 people living within a ten-mile radius of the subject asset.

Fast Pace Urgent Care embraces the belief that residents of America's rural communities— many of whom are uninsured, underinsured, using Medicare or Medicaid — not only need but deserve accessible and quality healthcare. The mission is to improve the health of the communities we serve by offering a wide variety of medical services in underserved communities, including urgent care, primary care, orthopedic services, behavioral health, dermatology, and telehealth. Each Fast Pace Health clinic features multiple exam rooms, on-site lab testing, and x-ray capabilities. Fast Pace began in 2009 with one clinic in Collinwood, TN, and has since grown to a network of 250+ healthcare centers in Tennessee, Kentucky, Louisiana, Mississippi, and Indiana.



# Investment Highlights

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- » Fast Pace has grown to over 250 locations across Tennessee, Kentucky, Louisiana, Mississippi, Alabama, and Indiana
- » 2022 construction
- » 13+ years remaining on the primary lease term
- » 10% rental escalations every five years
- » Medical tenant – E-commerce resistant
- » NNN lease – minimal landlord responsibilities (no roof exposure)
- » Corporate guaranty
- » Positioned across from Baptist Health Corbin (273-Bed Hospital)
- » Located along Cumberland Falls Highway (22,250 VPD)
- » Immediate proximity to Interstate 75 (44,800 VPD)
- » Neighboring retailers include Kroger, Save A Lot, McDonald's, Starbucks, Burger King, Applebee's, Bojangles, Taco Bell, and several others
- » Nearly 50,000 people live within a 10-mile radius



# Property Overview



PRICE  
\$2,677,165



CAP RATE  
6.35%



NOI  
\$170,000



LEASE COMMENCEMENT DATE:	10/19/2022
LEASE EXPIRATION DATE:	2/28/2038
RENEWAL OPTIONS:	Three 5-year
RENTAL ESCALATION:	10% every 5 years
LEASE TYPE:	NNN – Structure only
TENANT:	Fast Pace Urgent Care
GUARANTY:	Corporate
YEAR BUILT:	2022
BUILDING SIZE:	3,726 SF
LAND SIZE:	0.89 AC



# Photographs



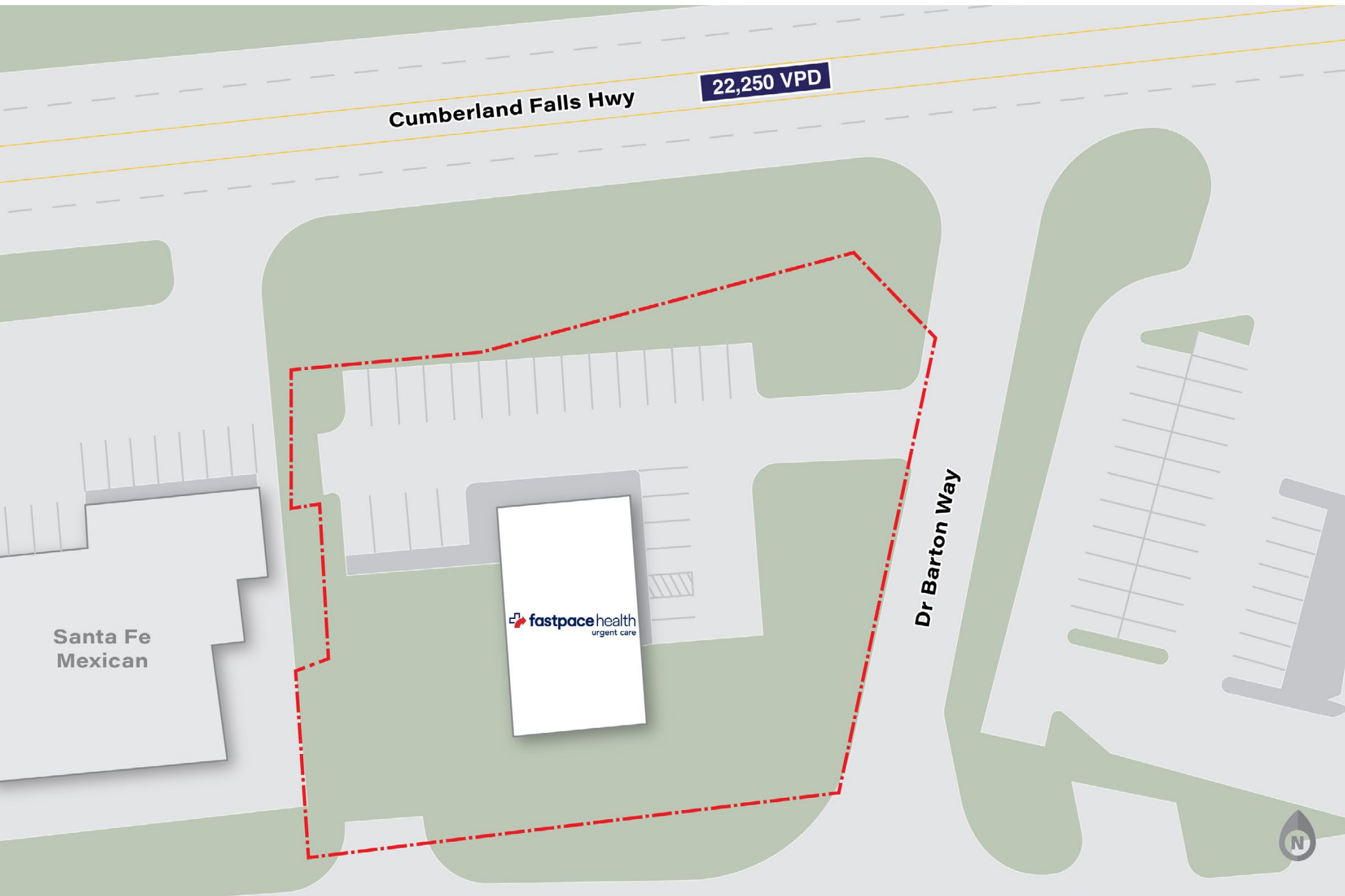


# Aerial



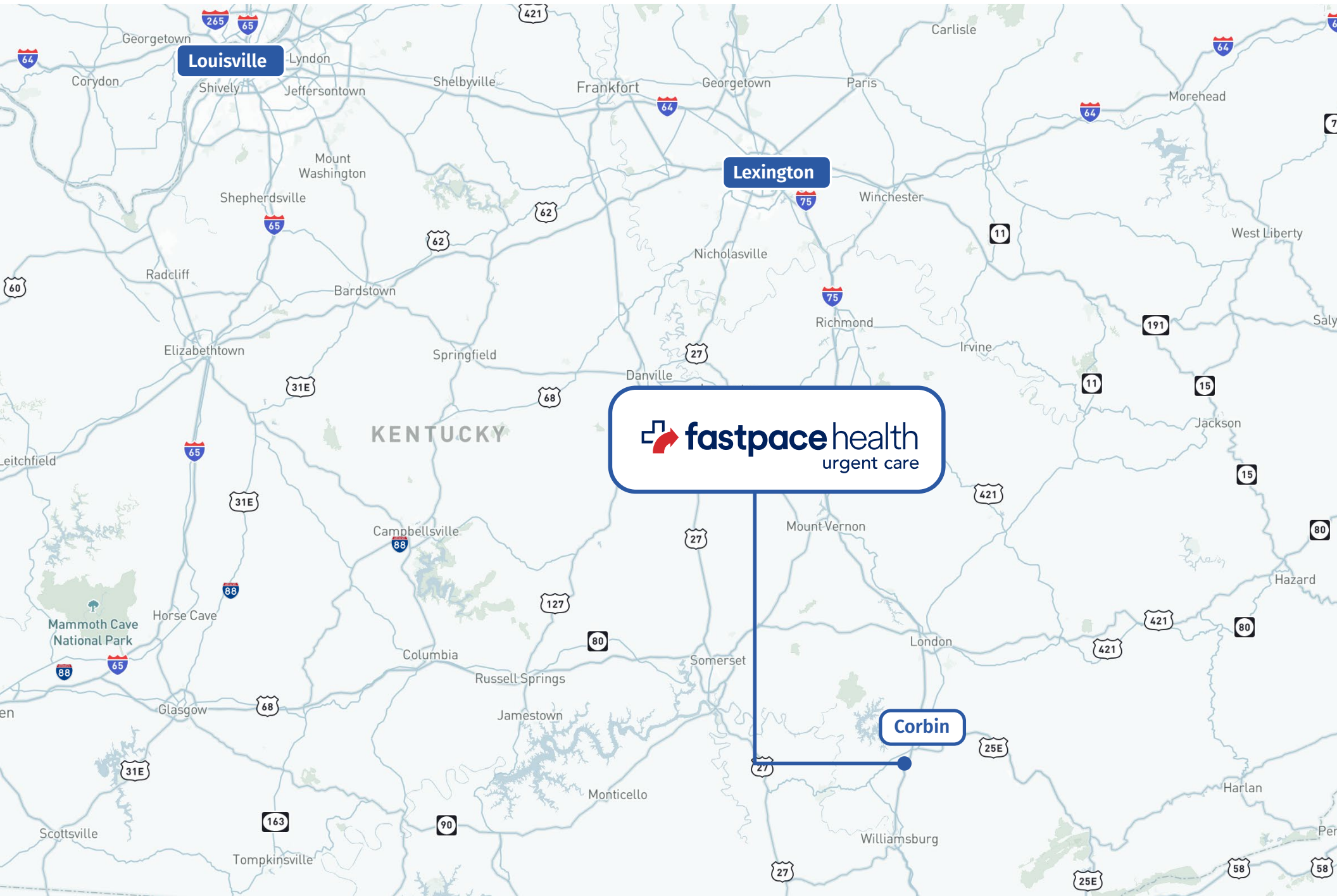


# Site Plan





# Map





# Location Overview



## CORBIN, KENTUCKY

Corbin, Kentucky, strategically located at the intersection of Interstate 75 and U.S. Route 25E, serves as a pivotal link between major urban centers such as Lexington, KY, and Knoxville, TN. This positioning makes Corbin an attractive location for businesses seeking logistical efficiency and access to a broad customer base. With a population of approximately 7,500 residents, Corbin offers a close-knit community atmosphere while supporting a diverse economic landscape.

The local economy is bolstered by a mix of manufacturing, retail, and service industries. Corbin Industrial Park and the Southeast Kentucky Business Park provide essential infrastructure for businesses, offering a range of facilities and resources to support industrial growth. The city’s proactive economic development initiatives and favorable business climate have attracted significant investments, contributing to steady job creation and economic stability.

Beyond its economic advantages, Corbin offers an appealing quality of life. The city is surrounded by natural beauty, including the scenic Daniel Boone National Forest and the Cumberland Falls State Resort Park, home to the breathtaking “Niagara of the South.” These attractions provide ample recreational opportunities, enhancing the lifestyle of residents and visitors alike. Corbin’s combination of strategic location, economic opportunity, and rich community culture make it an ideal location for both business investments and residential living.

# Demographics



### POPULATION

### HOUSEHOLDS

### MEDIAN INCOME

### AVERAGE INCOME

3-MILE

10,961

4,327

\$52,541

\$71,947

5-MILE

24,259

9,663

\$48,468

\$65,823

10-MILE

49,258

19,219

\$49,402

\$65,829



# Tenant Overview



## FAST PACE HEALTH

At Fast Pace Health, we're passionate about providing quality, convenient and compassionate patient-centered care to underserved rural communities. The journey began in 2009 with one clinic in Collinwood, TN, and has since grown to a network of 250+ healthcare centers in Tennessee, Kentucky, Louisiana, Mississippi, and Indiana.

Our company embraces the belief that residents of America's rural communities— many of whom are uninsured, underinsured, using Medicare or Medicaid — not only need but deserve accessible and quality healthcare. Our mission is to improve the health of the communities we serve by offering a wide variety of medical services in underserved communities, including urgent care, primary care, orthopedic services, behavioral health, dermatology, and telehealth. Each Fast Pace Health clinic features multiple exam rooms, on-site lab testing, and x-ray capabilities.

Though the growth continues, there is still very much the same "small town" feel. Each clinic is staffed by locals, and they also provide support staff – maintenance, landscaping, construction, and cleaning crews. Each clinic supports the community through membership in their local Chambers of Commerce and by sponsorships of everything from community events to local charities, to sports teams, and clinic staff is encouraged to volunteer wherever their interests lie.

Website: [www.fastpacehealth.com](http://www.fastpacehealth.com)  
Headquarters: Waynesboro, TN  
Number of Locations: 250+  
Company Type: Private





## CONFIDENTIALITY & DISCLAIMER

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 The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder 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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder 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.



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