



Medic One

RARE SMALL PRICE POINT MEDICAL ASSETS – INSULATED BUSINESS MODEL

WALNUT RIDGE, AR



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Arkansas Broker #PB00078916



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Available for Purchase Individually or Together

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

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
 Kennett, MO
 Price: \$369,600 | Cap Rate: 8.00%

[View Property Here](#)



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

[View Property Here](#)

Medic One

1117 WEST VINE STREET, WALNUT RIDGE, AR 72476 [↗](#)

\$405,000

PRICE

8.00%

CAP RATE

NOI	\$32,400
LEASE TYPE	NN
LEASE TERM	8+ Years
BUILDING SIZE	1,800 SF
LAND AREA	0.41 AC



Essential Long-Term Leased Healthcare Asset

Featuring contractual 2% rent bumps beginning in 2029, the asset offers durable income and an effective hedge against inflation. Its strategic placement **adjacent to Lawrence Memorial Hospital** enhances its importance within Medic One's service footprint.

Compelling Investment Offering

- **Mission Critical Facility:** Company holds exclusive ambulance contract for the county
- **Favorable Lease Terms:** Under the NN lease, the tenant covers CAMs, property taxes, insurance, utilities, and day-to-day repairs. Landlord responsibilities are limited to structural integrity and HVAC replacement at failure.
- **Custom Facility:** Unit includes beds, bathrooms, laundry, backup generators, is HIPPA compliant, etc.

Strategic Emergency Response Base

- **Operational Importance:** Medic One, LLC is executing a strategy of expanding coverage with additional bases and ambulances to reach more communities.
- **Regional Service Reach:** The Walnut Ridge location is positioned to efficiently serve the corridor and neighboring markets, reinforcing its role in the company's emergency response network.
- **Proven Operator:** With 15+ locations across Arkansas and Missouri, Medic One demonstrates a well-established presence and a strong commitment to the communities it supports.



		CURRENT
Price		\$405,000
Capitalization Rate		8.00%
Building Size (SF)		1,800
Lot Size (AC)		0.41
Stabilized Income		
Scheduled Rent		\$32,400
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$32,400

LEASE ABSTRACT	
Premise & Term	
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
Expenses	
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
Medic One, LLC	1,800	1/1/2024	12/31/2028	\$32,400	\$2,700	\$32,400
	<i>2% Increase</i>	1/1/2029	12/31/2029		\$2,754	\$33,048
	<i>2% Increase</i>	1/1/2030	12/31/2030		\$2,809	\$33,709
	<i>2% Increase</i>	1/1/2031	12/31/2031		\$2,865	\$34,383
	<i>2% Increase</i>	1/1/2032	12/31/2032		\$2,923	\$35,071
	<i>2% Increase</i>	1/1/2033	12/31/2033		\$2,981	\$35,772
	Option 1	1/1/2034	12/31/2034		\$3,041	\$36,488
	Option 1	1/1/2035	12/31/2035		\$3,101	\$37,217
	Option 1	1/1/2036	12/31/2036		\$3,163	\$37,962
	Option 1	1/1/2037	12/31/2037		\$3,227	\$38,721
	Option 1	1/1/2038	12/31/2038		\$3,291	\$39,495
TOTALS:	1,800			\$32,400	\$2,700	\$32,400

LEGEND



Property Boundary

1,800

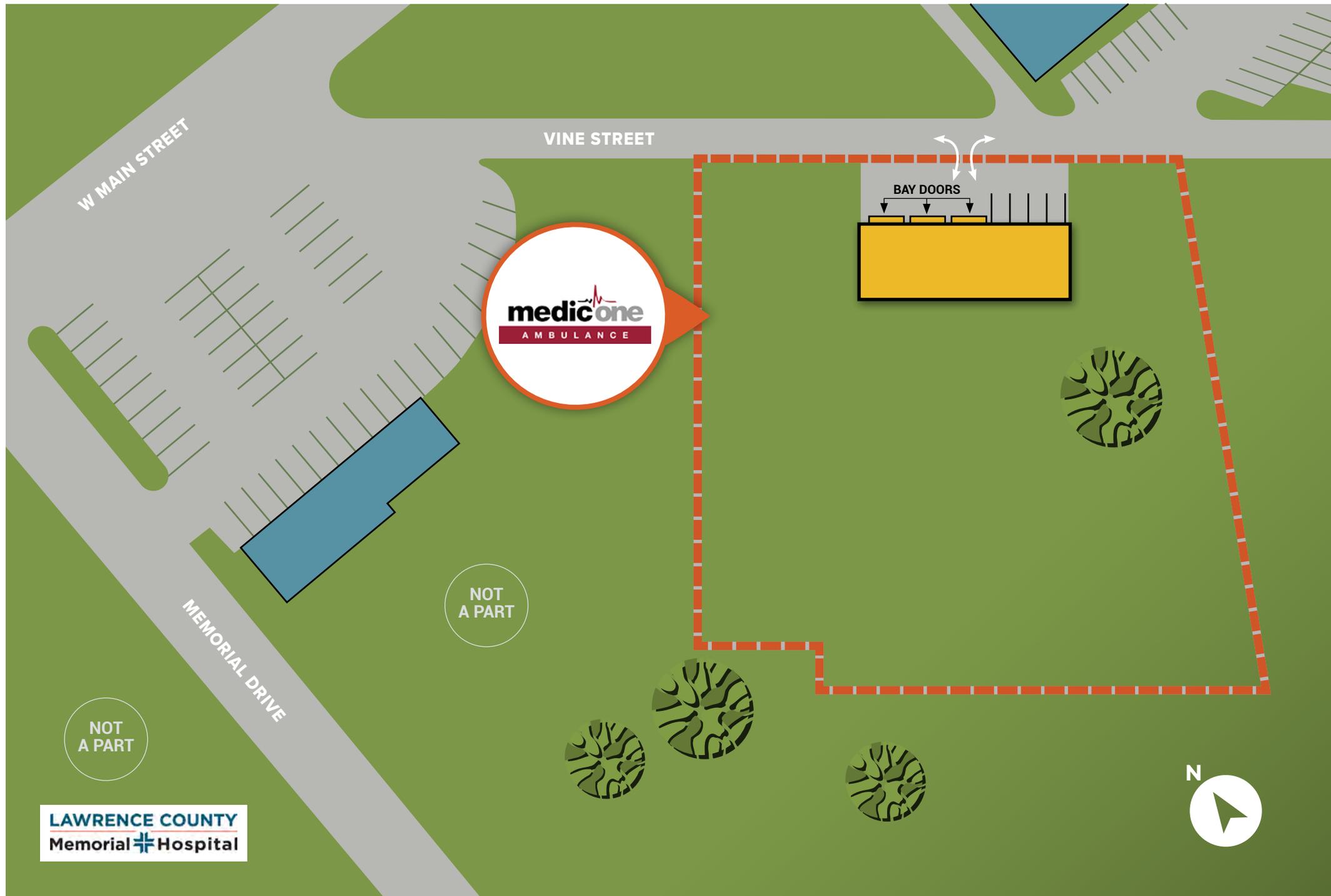
Rentable SF

0.41

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 affordability 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	4,199	7,880	8,597
2029 Projection	4,244	7,947	8,654

Ring Radius Income Data*

	1-MILE	3-MILES	5-MILES
Average	\$58,371	\$54,503	\$54,097
Median	\$38,644	\$36,078	\$35,885

*Population & household income data sourced from CoStar

Just 0.7 miles from Medic One, **the nearby Walmart** in Walnut Ridge has an **average visit frequency of 13.93 visits** in the last 12 months, drawing consistent foot traffic near the subject property

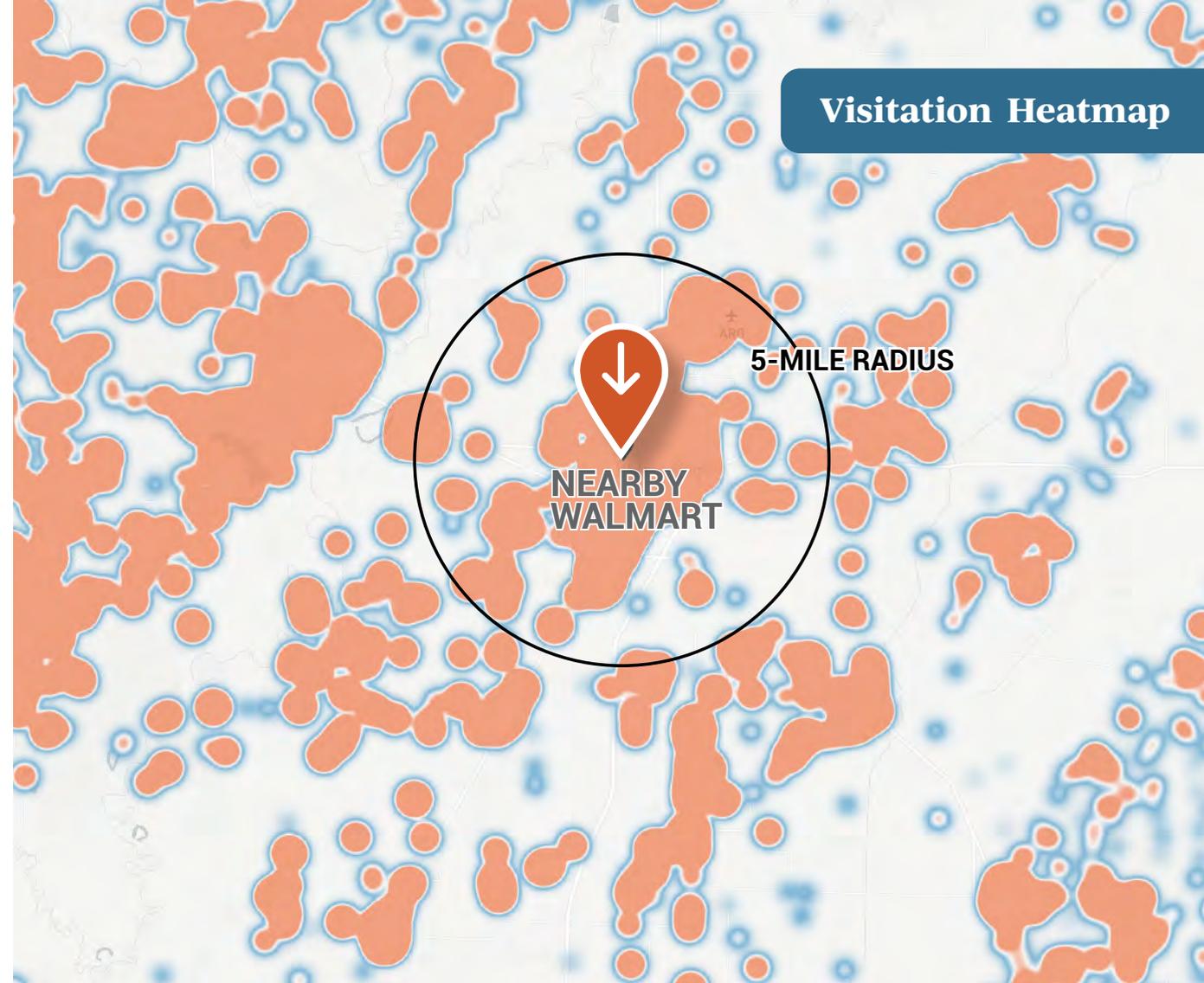
876.4K Visits

OVER PAST 12 MONTHS AT THE NEARBY WALMART

23 Minutes

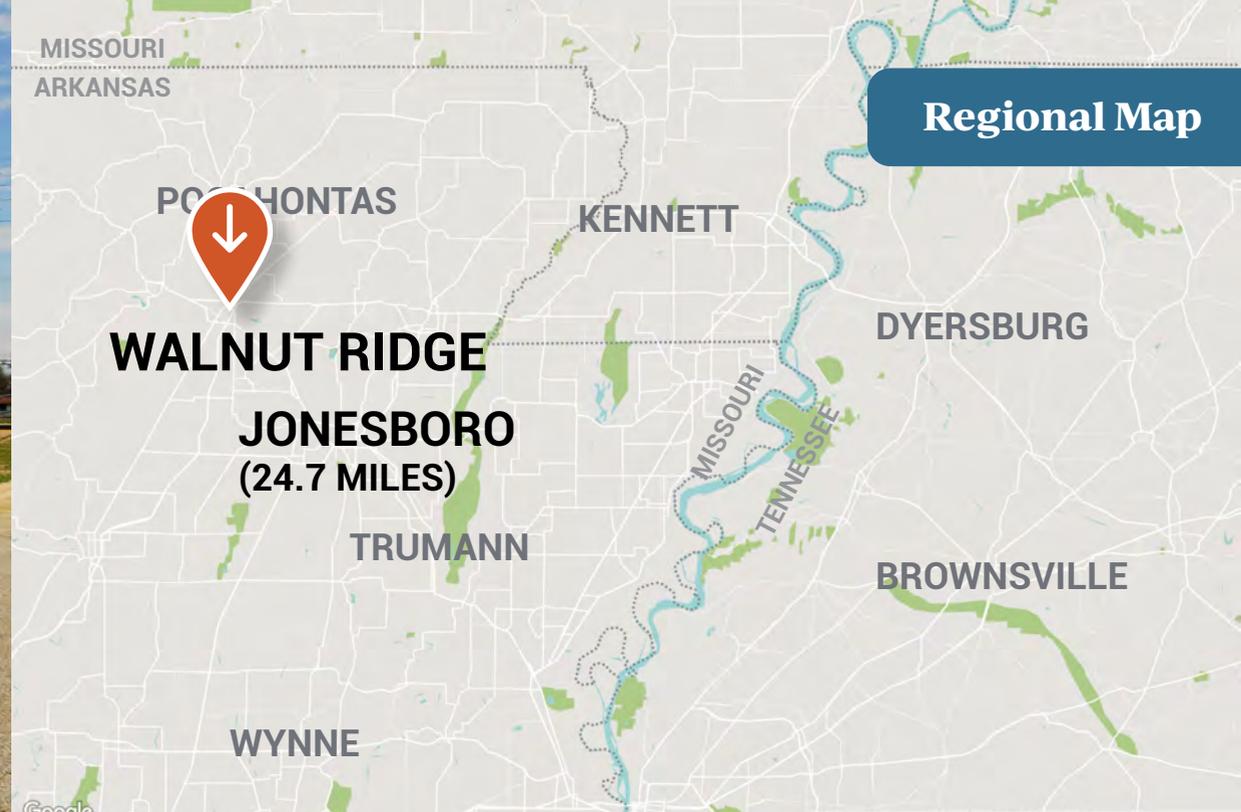
AVERAGE DWELL TIME AT THE NEARBY WALMART

Visitation Heatmap



The shading on the map above shows the **home location of people who visited the nearby Walmart 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.



Walnut Ridge, AR

A SMALL TOWN WITH A BIG SOUND



16,305

LAWRENCE COUNTY
ESTIMATED POPULATION

About Walnut Ridge

- The largest city and county seat of Lawrence County, situated in the Arkansas Delta region known for fertile farmland, rolling fields, and proximity to the Ozark foothills
- Lies along U.S. Highways 67 and 63, a key corridor through the state
- Walnut Ridge Regional Airport (formerly a World War II Army Airfield) supports general aviation
- Burlington Northern Santa Fe (BNSF) Railway runs through town, adding strong freight logistics

Business & Industry

- Historical ties to agriculture (row crops like soybeans, rice, and cotton) and later diversification with manufacturing, logistics, and service industries
- Regional hub for commerce and healthcare in Lawrence County
- Tourism also plays a factor in the economy with the city's rich musical history: The Beatles famously landed at Walnut Ridge Airport in 1964, commemorated by Beatles Park downtown



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