



**CORPORATE
GUARANTEE**



NNN LEASE





**1.5% ANNUAL
INCREASE**



**RELOCATION
SITE**

203 West Front St | Annawan, IL | 61234



Marcus & Millichap
PATTON | WILES | FULLER GROUP



Annawan | IL

Presented by the Patton | Wiles | Fuller Group of Marcus & Millichap:

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Marcus & Millichap

PATTON | WILES | FULLER GROUP

Executive Summary



Click to View
Google Map



Click to View
Street View

Offering Price

\$815,000

CAP Rate **7.5%**

Current Annual Rent **\$61,233**

Gross Leasable Area (GLA) **3,850**

Price/SF (GLA) **\$211.69**

Year Built **1994/2020**

Lot Size (Acres) **0.26**



203 W Front St
Annawan, IL 61234

Lease Summary

Legal Tenant	Hammond Henry District
Lease Type	NNN Lease
Roof & Structure	Tenant Responsible
Ownership Interest	Fee Simple
Lease Guaranty Type	Corporate Guaranty
Guarantor Entity	Hammond Henry District
Original Lease Term	12 Years

Lease Commencement Date	3/1/2020
Rent Commencement Date	3/1/2020
Lease Expiration Date	2/28/2032
Remaining Lease Term	5.9 Years
Renewal Options	Two, 5-Year
Rent Increases	1.5% Annually

Rent Schedule

BASE TERM	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Year 7 (3/1/2026 - 2/28/2027)	\$61,233	\$5,102.74	\$15.90	7.51%
Year 8 (3/1/2027 - 2/28/2028)	\$62,151	\$5,179.28	\$16.14	7.63%
Year 9 (3/1/2028 - 2/28/2029)	\$63,084	\$5,256.97	\$16.39	7.74%
Year 10 (3/1/2029 - 2/28/2030)	\$64,030	\$5,335.82	\$16.63	7.86%
Year 11 (3/1/2030 - 2/28/2031)	\$64,990	\$5,415.86	\$16.88	7.97%
Year 12 (3/1/2031 - 2/28/2032)	\$65,965	\$5,497.10	\$17.13	8.09%

Option Terms

	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Option - 1 Year 13	\$66,955	\$5,579.55	\$17.39	8.22%
Option - 1 Year 14	\$67,959	\$5,663.24	\$17.65	8.34%
Option - 1 Year 15	\$68,978	\$5,748.19	\$17.92	8.46%
Option - 1 Year 16	\$70,013	\$5,834.42	\$18.19	8.59%
Option - 1 Year 17	\$71,063	\$5,921.93	\$18.46	8.72%
Option - 2 Year 18	\$72,129	\$6,010.76	\$18.73	8.85%
Option - 2 Year 19	\$73,211	\$6,100.92	\$19.02	8.98%
Option - 2 Year 20	\$74,309	\$6,192.44	\$19.30	9.12%
Option - 2 Year 21	\$75,424	\$6,285.32	\$19.59	9.25%
Option - 2 Year 22	\$76,555	\$6,379.60	\$19.88	9.39%

Investment Highlights

- Hammond-Henry Urgent Care & Walk-In Clinic | Annawan, IL
- **Corporate Guaranteed** | Backed by Hammond Henry Hospital which Services Over 30,000 People with Five Locations + Over 500 Employees | Total Patient Revenue In Excess of \$145m | Estimated Net Revenue \$30-50m
- Hammond-Henry Hospital has been Operating for Over 125 Years | 45% Market Share Across Henry County & Surrounding Rural Communities
- Bite-Sized Price Point of Only \$815,000
- **NNN Lease** | Zero Landlord Responsibilities | Tenant Responsible for Roof & Structure | Tenant Pays All Expenses Directly
- Rapidly Growing Net Operating Income | 1.5% Annual Rental Increases | Major Hedge Against Inflation
- Just Shy of 6-Years Remaining on Initial 12-Year Lease | Lease Term Through 4/30/2032 | 8.10% CAP By End of Initial Term
- Two, 5-Year Option Terms Remaining | Include 1.5% Annual Increases | 8.8% CAP By End of 1st Option | 9.4% CAP by End of 2nd Option
- **Only Urgent Care/Health Care Option** within 15-Min Radius | Dominant Market Control Catering Extremely Well to Regional Demographics
- Very Modest Rent of Only \$15.90/SF | Remains <\$20/SF By End of Final Option (2nd Option) | Upside Potential Bringing Tenant to Higher Rent
- **Relocation Site within Market** | Extremely Sticky Tenant with Hefty Capital Injection by Tenant to Build Out Space in 2020 | Expanded Services

Relocation Site Within Market | Hefty Buildout Cost at Tenants Expense | Extremely Sticky Tenant



**Annawan
Banking
Center**

**3,628 VPD
N Canal St**

**INCE'S
TOWING**

**2,770 VPD
W Front St**

CountrywideSmiles



Purple Onion

**Annawan
Fire Department**



Only Urgent Care/Health Care Option within 15-Min Radius | Dominant Market Control Catering Extremely Well to Regional Demographics



INCE'S
TOWING

Paxtons Corner Coop

**Patriot Trailer
Manufacturing**

Mick's Bar & Grill

Hammond-Henry

2,770 VPD
W Front St

Rapidly Growing Net Operating Income | 1.5% Annual Rental Increases | Major Hedge Against Inflation

Geneseo, IL
12 miles from property



Walgreens



Walmart

CountrywideSmiles

BankORION

Hammond-Henry

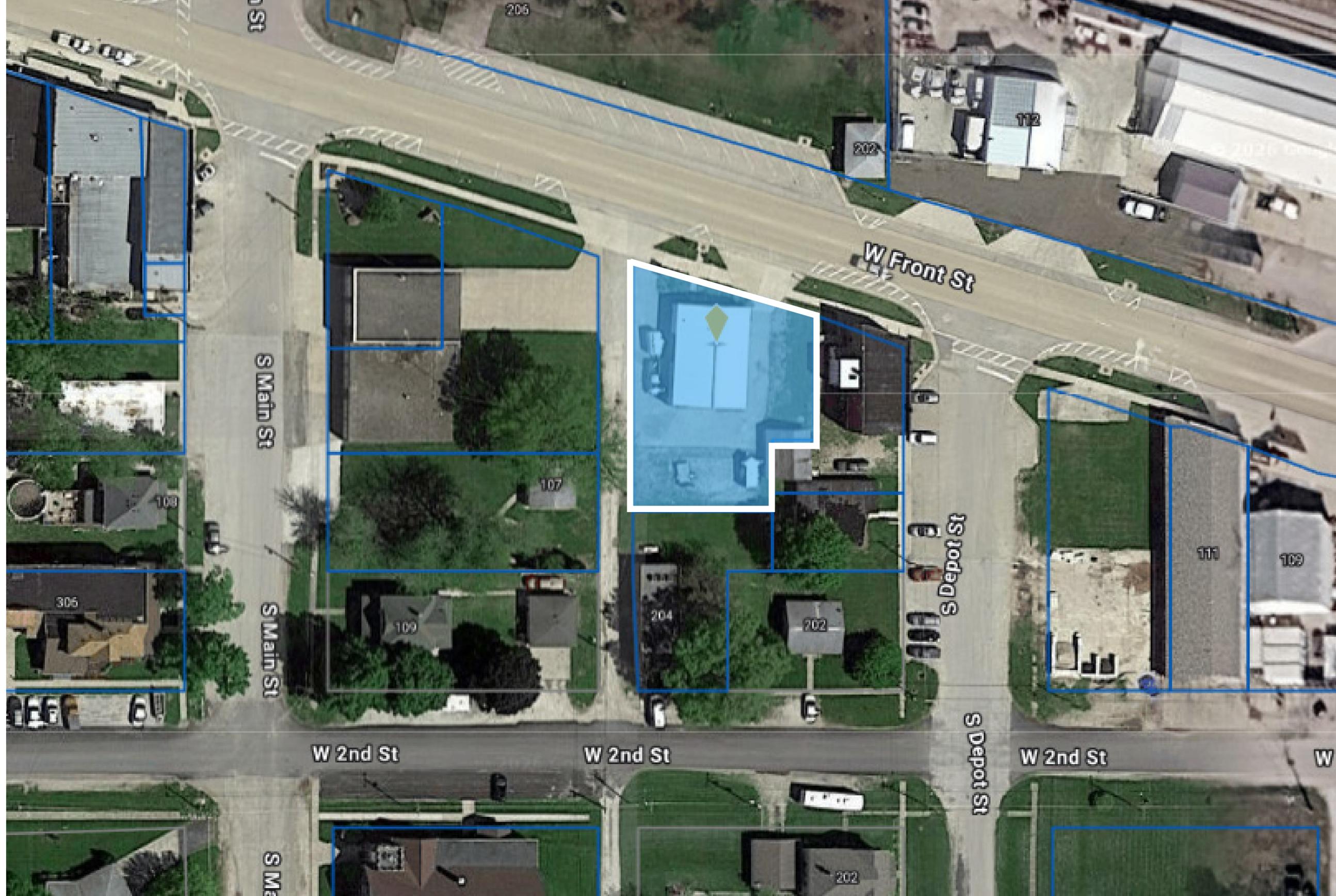
2,770 VPD
W Front St



Parcel Map

Lot Size:
0.26

Parcel Number:
15-03-378-014





Annawan IL

203 W Front St
Annawan, IL 61234

Property Physical Details

Year Built	1994/2020	Class	B
Topography	Level	Parking Spaces	5
Construction	Steel	Parking Surface	Asphalt
Number of Tax Parcels	One	Roof	TPO
Parcel Numbers	15-03-378-014	HVAC	Side Yard

Company Overview:

Hammond-Henry Hospital operates a walk-in / urgent care clinic in Annawan, Illinois, providing outpatient medical care and same-day treatment for non-emergency conditions. The clinic is part of the Hammond-Henry regional healthcare network headquartered in Geneseo, which serves rural communities across Henry County.

Services

- Walk-in urgent care for acute illnesses and minor injuries
- Primary care and routine medical services
- Diagnostic and specialty referrals through Hammond-Henry Hospital
- Treatment for conditions such as migraines, vertigo, stroke symptoms follow-up, and other neurological or general health issues

Hours of Operation

Monday – Friday: 7:00 AM – 5:30 PM
Saturday: 8:00 AM – 2:00 PM
Sunday: Closed

Healthcare Network

The clinic is part of Hammond-Henry's network of rural clinics and walk-in care locations in Geneseo, Colona, Kewanee, and other nearby communities, allowing patients to access hospital services and specialty care when needed.

Market Role

The Annawan clinic serves as a local access point for healthcare in rural Henry County, providing convenient urgent and primary care services for residents who might otherwise travel to larger hospitals in Geneseo or the Quad Cities.



Public
Ownership



Geneseo, IL
Headquarters



1901
Founded



500+
Employees





1,051

Residents in 3-Mi

1,605

Residents in 5-Mi

6,760

Residents in 10-Mi



436

Households in 3-Mi

674

Households in 5-Mi

2,839

Households in 10-Mi



\$76,790

AHHI in 3-Mi

\$78,178

AHHI in 5-Mi

\$75,868

AHHI in 10-Mi

3, 5 & 10 Mile Demographics

Population	3 MI	5 MI	10 MI
2020 Population	1,087	1,750	6,981
2024 Population	1,051	1,605	6,760
2029 Population Projection	1,026	1,551	6,610
Median Age	40.5	43.8	44.3
Bachelor's Degree or Higher	25%	26%	18%

Households	3 MI	5 MI	10 MI
2020 Households	452	739	2,940
2024 Households	436	674	2,839
2029 Household Projection	426	650	2,776
Owner Occupied Households	328	513	2,172
Renter Occupied Households	97	137	604

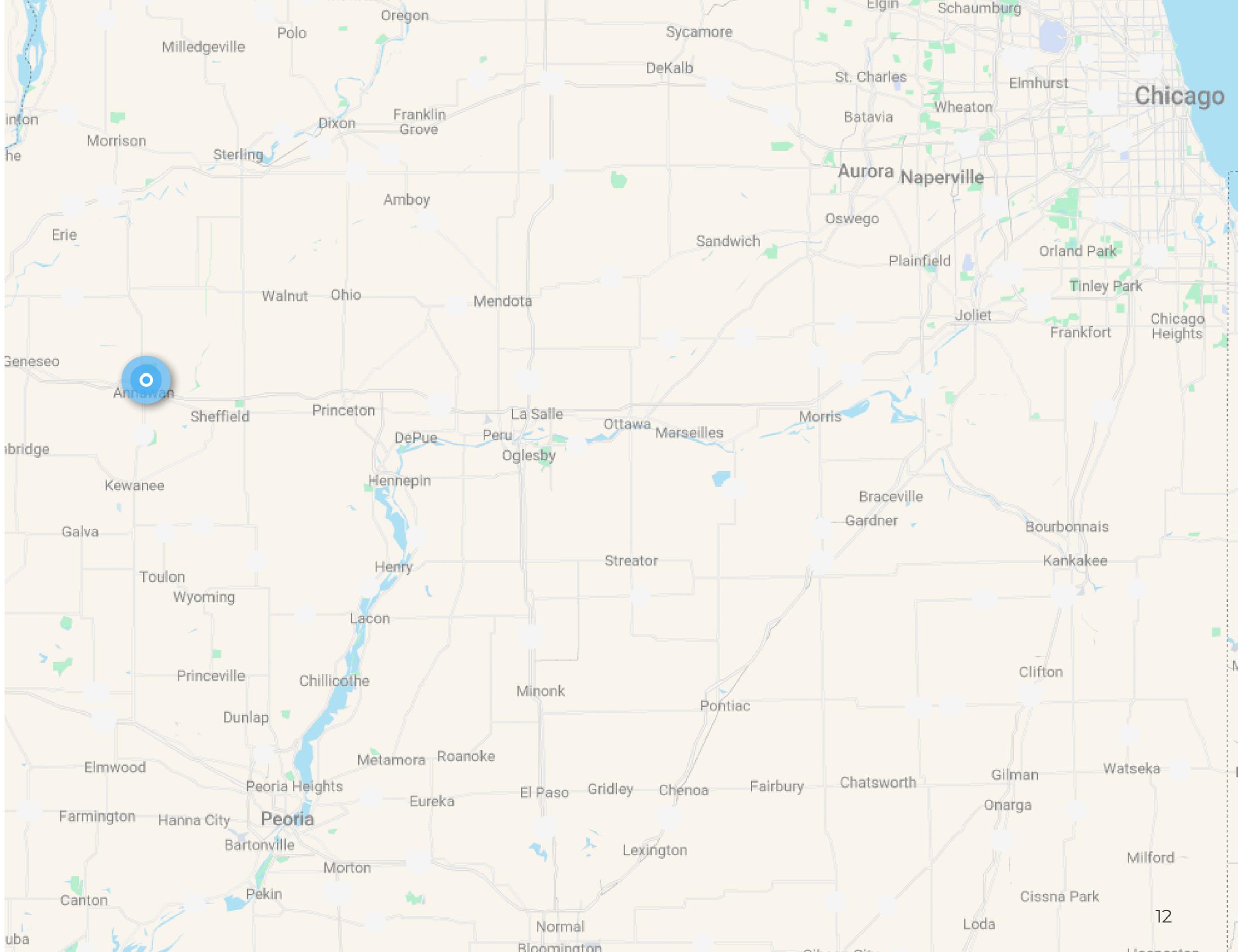
Income	3 MI	5 MI	10 MI
Avg Household Income	\$76,790	\$78,178	\$75,868
Median Household Income	\$59,523	\$65,550	\$60,353
< \$25,000	88	117	485
\$25,000 - 50,000	90	143	743
\$50,000 - 75,000	73	108	420
\$75,000 - 100,000	62	111	476
\$100,000 - 125,000	42	74	298
\$125,000 - 150,000	40	62	171
\$150,000 - 200,000	29	41	151
\$200,000+	12	17	95

Housing	3 MI	5 MI	10 MI
Median Home Value	\$136,039	\$140,639	\$111,192

Total Consumer Spending	3 MI	5 MI	10 MI
Consumer Spending	\$13M	\$21M	\$86M

Regional Map

Annawan | Illinois



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