



FAST PACE HEALTH

255 EAST MAIN STREET | HENDERSONVILLE (NASHVILLE MSA), TN 37075



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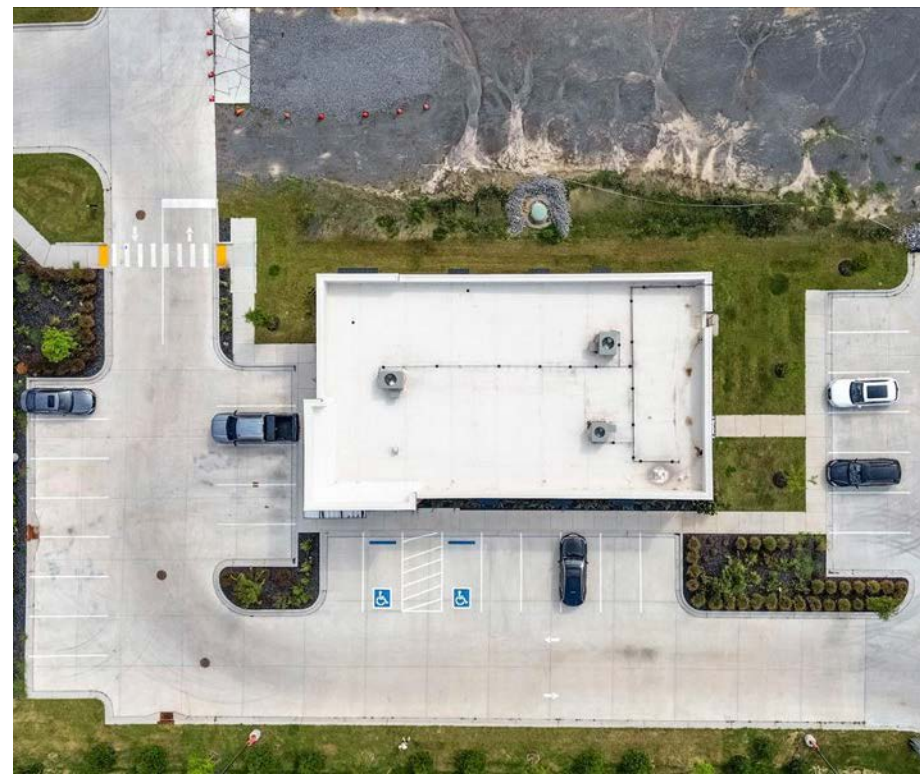
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PROPERTY SUMMARY

AiCRE Partners is pleased to present the opportunity to acquire the fee simple interest of the Fast Pace Health urgent care facility located at 255 East Main Street in Hendersonville (Nashville MSA), TN.

This asset is backed by a corporate-guaranteed, absolute NNN (Modified) lease with approximately 14 years of initial term remaining, ensuring zero landlord responsibilities and stable income. The lease includes 2% rental increases annually and three five-year renewal options, providing long-term growth potential. Fast Pace Health, a leading provider with over 295 clinics across six states, serves as an essential healthcare operator focused on underserved rural and suburban markets. Positioned along East Main Street in the heart of Hendersonville's established retail corridor, this 3,600 SF building offers investors a passive, inflation-protected income stream supported by one of the fastest-growing brands in urgent care, in a market with limited competition and solid economic drivers.

PRICE	\$4,087,095
CAP RATE	5.75%
NOI	\$235,008
PRICE PER SF	\$1,135
GUARANTOR	Corporate
ADDRESS	255 East Main Street Hendersonville (Nashville MSA), TN
COUNTY	Sumner
BUILDING AREA	3,600 SF
LAND AREA	0.796 AC
YEAR BUILT	2025



PROPERTY HIGHLIGHTS

- **PREMIER MEDICAL TENANT** - Fast Pace Health operates over 295 clinics across 8 states, offering urgent care, primary care, behavioral health, orthopedics, and telehealth services—making it one of the fastest-growing healthcare brands in the country.
- **LONG TERM CORPORATE LEASE** - Approximately 14 years remaining on a corporate-guaranteed lease with 2% annual rental increases (including options) and three 5-year renewal options, providing stable and growing income for investors.
- **VERY MINIMAL LANDLORD RESPONSIBILITIES** - The lease is structured as a modified NNN lease, providing very minimal landlord responsibilities and passive cash flow. The tenant self-maintains the property and is responsible for paying real estate taxes directly to the taxing authorities, as well as maintaining and paying all required insurance premiums.
- **ESSENTIAL HEALTHCARE PROVIDER** - Focused on underserved rural and suburban markets, Fast Pace Health fills critical gaps in community healthcare access, ensuring consistent patient demand and reliable tenancy.
- **STRONG INDUSTRY TAILWINDS** - Operating within the \$34.34 billion U.S. urgent care market, projected to grow at 8.6% CAGR, Fast Pace Health is well-positioned to benefit from the shift toward affordable, convenient care alternatives to ERs and traditional physicians.
- **LOCATED WITHIN ONE OF GREATER NASHVILLE'S FASTEST-GROWING SUBMARKETS** - Hendersonville has experienced decades of sustained residential and commercial growth and is projected to approach 70,000 residents by 2030, making it one of the premier suburban markets serving the Nashville MSA.
- **AFFLUENT DEMOGRAPHICS DRIVE STRONG HEALTHCARE DEMAND** - The immediate trade area features an affluent customer base with median household incomes approaching \$100,000 within five miles and home values well above national averages, supporting long-term demand for outpatient medical services.

Aladdin Temp-Rite
Better by Design

**Office
DEPOT**



E MAIN ST | 24,600 VPD

fastpacehealth

**WAFLE
HOUSE**

Mister

PETSMART

Kroger
FRESH FOR EVERYONE™

- **STRATEGIC NASHVILLE MSA LOCATION** - The property is situated less than 20 miles northeast of Downtown Nashville with convenient access via US-31E and SR-386 (Vietnam Veterans Boulevard), providing excellent accessibility for patients throughout Sumner County and the northern Nashville suburbs.
- **STRONG POPULATION & HOUSEHOLD GROWTH** - The surrounding trade area continues to experience meaningful residential expansion, with five-mile population and household counts projected to grow more than 6% through 2030, supporting increasing healthcare utilization over time.
- **SYNERGY WITH MAJOR NATIONAL RETAILERS** - The property benefits from proximity to Hendersonville's primary retail corridors, including Costco, Target, Kroger, Kohl's, Staples, Petco, and the highly successful Streets of Indian Lake lifestyle center. These daily-needs retailers generate significant consumer traffic and enhance visibility for medical users.
- **HEALTHCARE-FOCUSED RETAIL ENVIRONMENT** - The surrounding commercial district combines grocery, pharmacy, fitness, restaurants, retail, and medical providers, creating a highly complementary environment where patients can conveniently combine healthcare visits with everyday shopping and errands.
- **LIMITED FUTURE COMMERCIAL SUPPLY** - City officials note that Hendersonville has relatively little remaining commercially zoned land available for development, helping preserve the long-term value of well-located medical real estate while creating barriers to future competition.
- **BENEFICIARY OF OVER \$1 BILLION IN APPROVED DEVELOPMENT** - The City of Hendersonville has more than \$1 billion in approved development, including continued retail, office, residential, and infrastructure investment that is expected to strengthen the local economy and support future property appreciation.
- **MISSION-CRITICAL HEALTHCARE USE** - Fast Pace Health operates one of the nation's leading rural and suburban urgent care platforms. The property's location within a growing residential corridor, combined with strong surrounding demographics and complementary medical uses, positions the clinic as an important neighborhood healthcare destination with durable long-term demand.



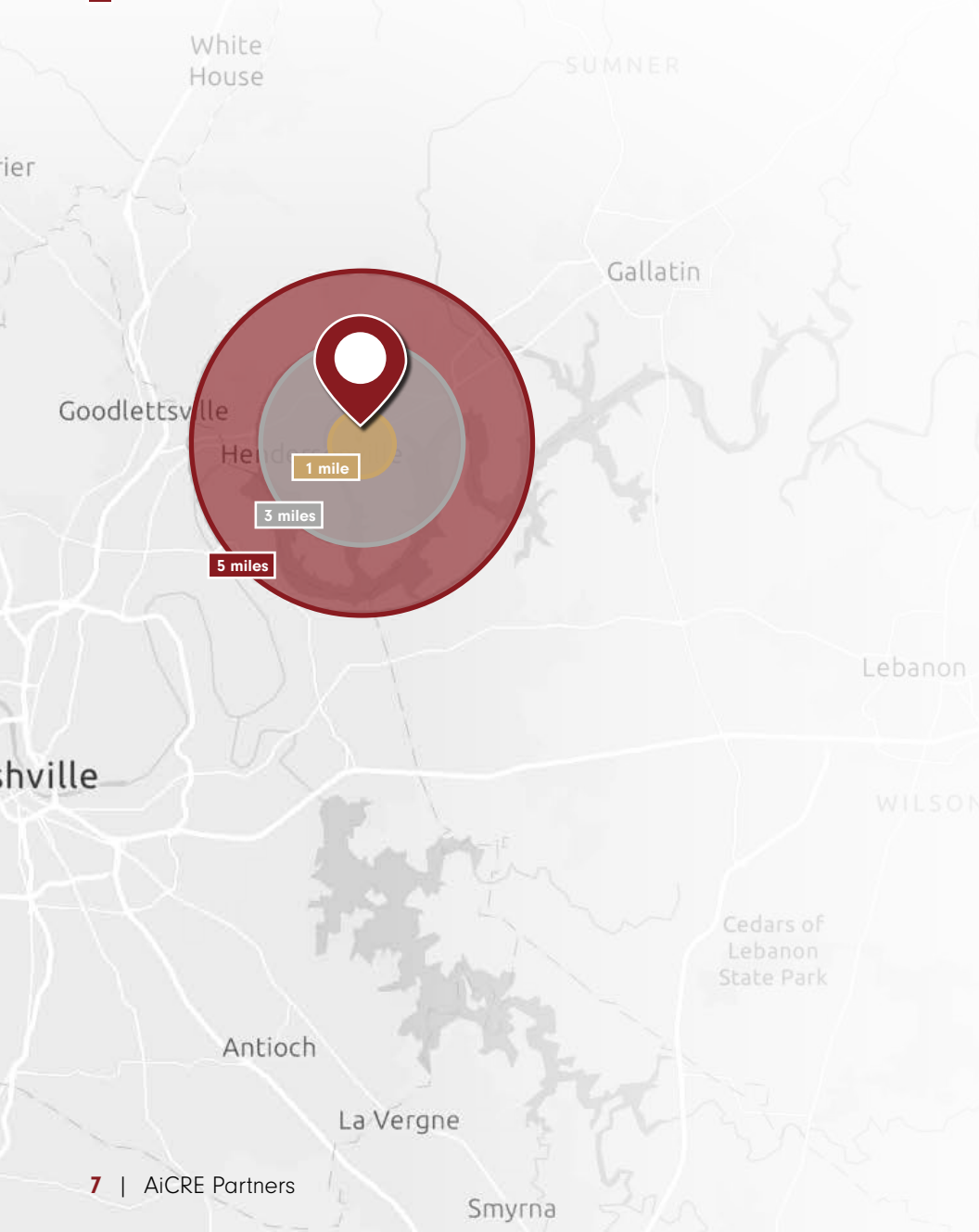
LEASE SUMMARY



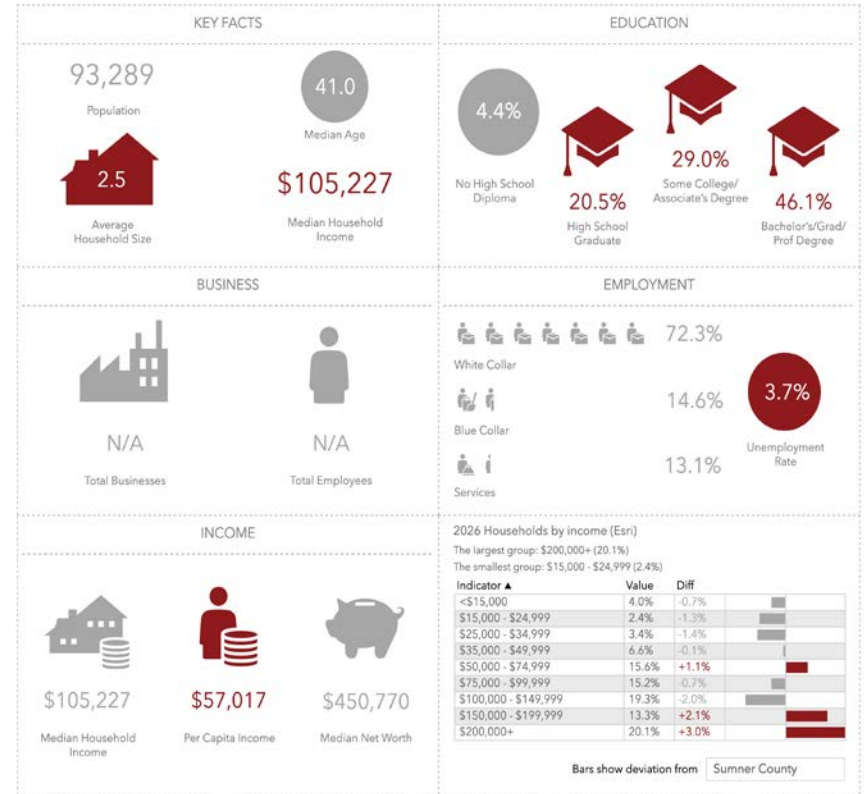
TENANT	Fast Pace Health
PREMISES	A Building Consisting of 3,600 SF
LEASE COMMENCEMENT	6/23/2025
LEASE EXPIRATION	6/30/2040
LEASE TERM REMAINING	~14 Years
RENEWAL OPTIONS	3 x 5 Year
RENT INCREASES	2% Annually
LEASE TYPE	Absolute NNN (Modified)
USE	Medical Urgent Care
SQUARE FOOTAGE	3,600 SF
RENT PER SF	\$64.00

RESPONSIBILITIES	TENANT	LANDLORD
PROPERTY TAXES	X	
INSURANCE	X	
COMMON AREA	X	
ROOF	X	
STRUCTURE/LOAD BEARING WALLS/ FOUNDATION		X
PARKING LOT	X	
REPAIRS & MAINTENANCE	X	
HVAC	X	
UTILITIES	X	
SEWER/PLUMBING OUTSIDE BUILDING CONNECTION		X

LOCATION HIGHLIGHTS



5 MILE SUMMARY



2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,049	47,169	93,289
Households	2,010	19,140	37,060
Families	1,396	12,651	25,277
Average Household Size	2.48	2.44	2.50
Owner Occupied Housing Units	1,572	12,605	26,219
Renter Occupied Housing Units	438	6,535	10,841
Median Age	44.1	40.9	41.0
Median Household Income	\$108,774	\$98,763	\$105,227
Average Household Income	\$147,072	\$129,787	\$143,485



HENDERSONVILLE TENNESSEE

Located approximately 20 miles northeast of downtown Nashville, Hendersonville offers an exceptional combination of suburban comfort, economic vitality, and convenient access to one of the nation's fastest-growing metropolitan areas. As one of Middle Tennessee's most desirable residential communities, the city attracts families, professionals, and retirees with its high quality of life, strong public schools, and strategic location along Vietnam Veterans Boulevard (State Route 386) and nearby Interstate 65. A defining feature of Hendersonville is its connection

to Old Hickory Lake, which provides year-round opportunities for boating, fishing, kayaking, and waterfront recreation, complemented by an extensive network of parks, greenways, and recreational facilities.

Hendersonville also boasts a vibrant retail and dining environment centered along East Main Street, with a diverse mix of national retailers, locally owned businesses, healthcare providers, and entertainment options that serve both residents and the surrounding region. The city is home to highly regarded schools within the Sumner County School District, numerous community parks, athletic complexes, and cultural attractions, while annual events such as Freedom Festival, HolidayFest, and the

Hendersonville Farmers Market foster a strong sense of community and civic engagement.

Continued residential and commercial investment has positioned Hendersonville as one of the fastest-growing communities in the Nashville metropolitan area. Ongoing infrastructure improvements, mixed-use developments, and business expansion initiatives support the city's long-term economic outlook while preserving the character that has made Hendersonville a premier destination for residents and employers alike. City leadership continues to focus on responsible growth, transportation enhancements, and maintaining exceptional public services as the population expands.

NASHVILLE TENNESSEE

Nashville has emerged as one of the nation's premier healthcare markets, combining exceptional population growth with one of the strongest healthcare economies in the United States. Recognized as the nation's healthcare capital, the metro is home to hundreds of healthcare companies, including many of the country's largest hospital operators, physician management firms, and healthcare technology companies. This concentration of industry leaders has created a highly educated workforce, sustained employment growth, and long-term demand for quality medical services across the region.

Driven by continued in-migration, a diverse economy, and expanding suburban communities, Nashville benefits from a growing patient base seeking convenient, accessible healthcare options. The city's strategic location at the intersection of Interstates 40, 65, and 24 provides excellent regional connectivity, while its strong residential growth continues to fuel demand for outpatient medical facilities. As healthcare increasingly shifts toward lower-cost, consumer-focused settings, urgent care centers have become an essential component of Nashville's healthcare infrastructure, offering walk-in access that complements traditional physician offices and hospital systems.

Supported by a resilient economy, nationally recognized healthcare institutions, and one of the fastest-growing metropolitan areas in the Southeast, Nashville continues to offer an attractive environment for healthcare real estate investment. The combination of strong demographics, expanding employment, and sustained demand for outpatient services positions the market for continued long-term growth, making it an ideal location for mission-critical healthcare assets.



BEST BUY **TARGET** **PETCO** **HomeGoods**
Kroger **ROSS** **CROUCH** **SHOE CARNIVAL**
STAPLES **KOHL'S** **Tanera** **ULTA**
PUCKETT'S RESTAURANT **TD** **TACO BELL** **Chick-fil-A** **STARBUCKS COFFEE**

ALDI **Michaels** **GOLD'S GYM**
OFF BROADWAY SHOES **Marshall's** **carter's**
McALISTER'S DELI **GOODY'S** **Meat Market** **9**

Sam's CLUB **NOTHING bundt CAKES**
Orangetheory **STARBUCKS**
PAPA JOHN'S **TEXAS ROADHOUSE**
FirstWatch **FIVE GUYS**

Kroger **Dominos**

DG market
McDonald's **DOLLAR TREE**
DUNKIN' **SONIC**

COSTCO WHOLESALE

VIETNAM VETERANS BLVD | 64,586 VPD

E MAIN ST | 24,600 VPD

REGAL LOFT **FLEET FEET** **francesca's**
pure barre **crumbl cookies**
Culver's **Red Robin** **BRIXX** **FIREHOUSE SUBS**

Academy SPORTS+OUTDOORS **DISCOUNT TIRE**

H4 LUMBER **PICKLEBALL KINGDOM**

Waffle House

LOWE'S **ZAXBY'S** **BRUSTER'S**

fastpace health

Walmart **Cheddar's** **tazikis** **SUBWAY** **CARRABBA'S** **chili's** **TACO BELL**

DICK'S **ROOMS TO GO** **DWIDS** **CARMAX** **OLD NAVY** **O'Reilly** **DOLLAR TREE**

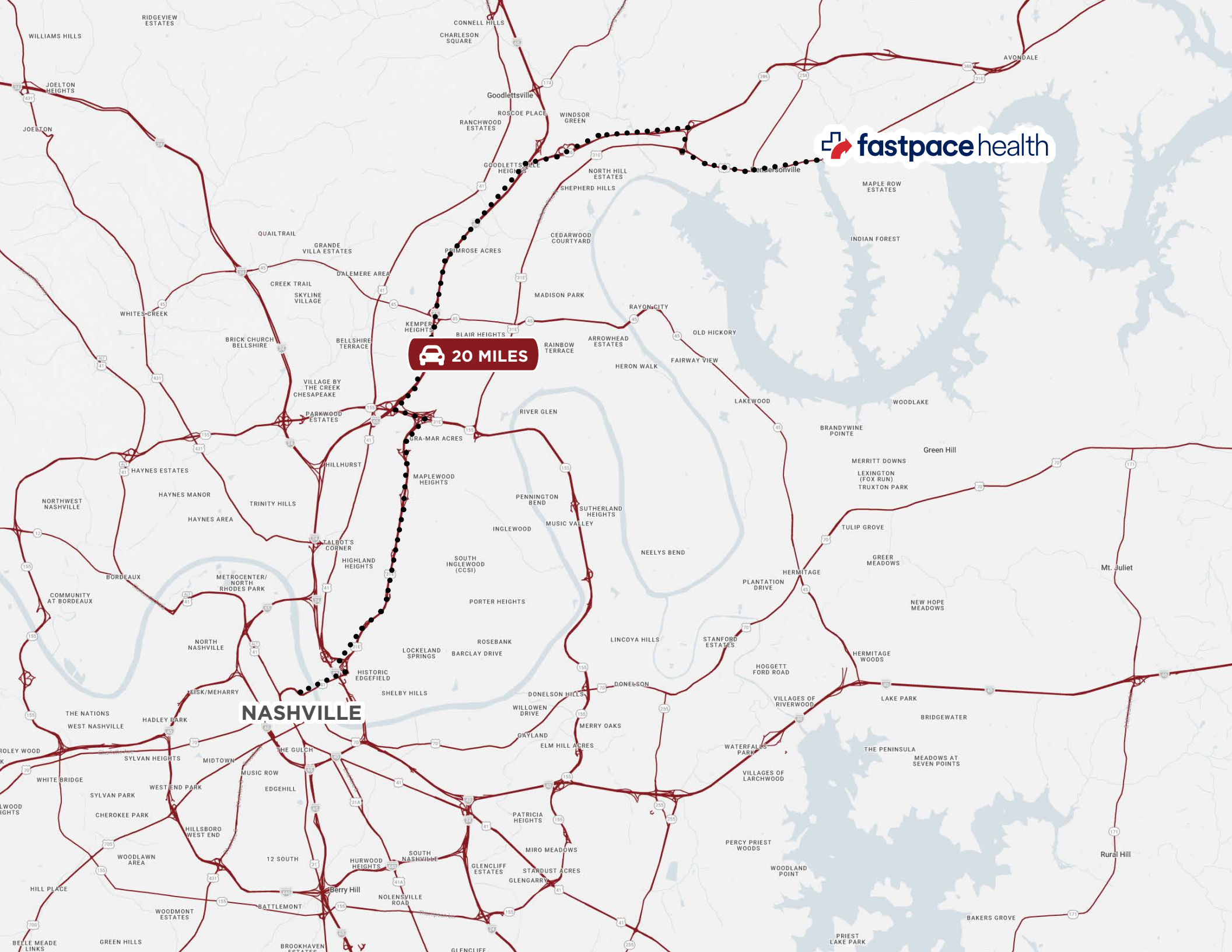
SHIPLEY DOUGHNUTS

CASHSAVER **pop shelf** **STARBUCKS** **DOLLAR GENERAL**

ACE Hardware **Little Caesars** **WORKOUT ANYTIME**

Office DEPOT **Dutch Bros** **Publix** **Canes** **SMOOTHIE KING** **Chick-fil-A** **BR** **Pizza Hut** **Walgreens**

Kroger **PET SMART** **Waffle House** **Wingstop** **Burger King**

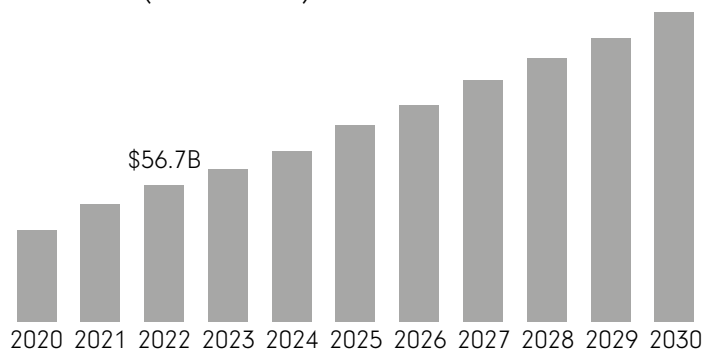


URGENT CARE MARKET UPDATE



The U.S. urgent care centers market size was valued at \$56.7 billion in 2022 and is expected to expand at a compound annual growth rate (CAGR) of 10.9% from 2023 to 2030. The growth can be attributed to the delivery of rapid services and short wait times compared to primary care physicians (PCPS), according to Grand View Research/Market Analysis Report.

U.S. URGENT CARE CENTERS MARKET 2020-2030 (USD Billion)



10.9%

U.S. Market CAGR,
2023-2030



TENANT GUARANTEE & OVERVIEW



Fast Pace Health Urgent Care is a rapidly growing healthcare provider specializing in urgent care, primary care, occupational health, and wellness programs. Founded in 2009 and headquartered in Waynesboro, Tennessee, Fast Pace operates over 295 clinics across 8 states, including 88 locations in Tennessee. They are recognized for accessible, efficient, and quality care with a strong focus on patient well-being and minimal wait times. Their clinics address a broad range of healthcare needs, making them vital community assets.

PRIVATE EQUITY BACKING:

CRG (Formerly Capital Recovery Group) is a leading healthcare-focused investment firm that specializes in providing tailored capital solutions to middle-market healthcare companies. Known for its expertise in healthcare finance, CRG offers structured debt, mezzanine financing, and minority equity investments to support businesses in growth, acquisitions, and expansion initiatives. Unlike traditional private equity firms, CRG focuses on delivering innovative funding strategies that enable healthcare providers to scale rapidly while maintaining operational control. Their partnership with Fast Pace Health has provided essential growth capital, allowing the urgent care provider to expand its footprint across multiple states, ensuring both financial stability and long-term viability.

Revelstoke Capital Partners is a Denver-based private equity firm that focuses on building market-leading companies within the healthcare and business services sectors. Managing over \$5 billion in equity commitments, Revelstoke is known for its partnership-driven approach, working closely with management teams to accelerate growth through organic initiatives and strategic acquisitions. With deep expertise in multi-site healthcare services and a proven track record of scaling businesses, Revelstoke's collaboration with Fast Pace Health has been instrumental in transforming the company into one of the fastest-growing urgent care providers in the U.S. Their strategic and operational support, combined with significant capital backing, has enabled Fast Pace Health to pursue aggressive expansion while maintaining high standards of care and operational efficiency.

MEDICAL
INDUSTRY

URGENT CARE CLINIC
SPECIALTY

FRANKLIN, TN
HEADQUARTERS

295
LOCATIONS

2,495
OF EMPLOYEES

2009
YEAR FOUNDED

FASTPACEHEALTH.COM
WEBSITE



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