

AT&T & FASTMED URGENT CARE

825 Blowing Rock Blvd | Lenoir, NC

 Hickory–Lenoir–Morganton MSA



[VIEW WEBSITE & OFFERING MEMORANDUM](#)



\$2,217,000
PRICE



6.75%
CAP RATE



MODIFIED NNN
LEASE FORM



\$149,720
NOI



4,800 SF
GLA



Prime Passive Investment Opportunity | 100% Occupied by AT&T and FastMed Urgent Care on Modified NNN Leases with Annual Escalations & Minimal Landlord Responsibilities | WALT of ±3.9 Years



Long-Term Operating History with Proven Location Durability | Both Tenants Have Been In-Place for Over 10 Years | AT&T Recently Exercised Their First 3-Year Option



Nation's Largest Privately Held AT&T Authorized Retailer | Prime Comms Retail, LLC is AT&T's Largest Privately Held Authorized Retailer | Nearly 2,000 Locations Nationwide & 7,500 Employees



FastMed Owned by Investment-Grade Parent Company | Growing Brand with 44 Locations Across North Carolina | Now Owned by CuraCor, a Subsidiary of Blue Cross Blue Shield of North Carolina (S&P: A+)



Dominant Market Position | Limited Urgent Care Competition in Lenoir with Only Two Other Urgent Care Providers in the Immediate Surrounding Area



Strategically Positioned Outparcel | Primely Situated on Blowing Rock Blvd (28,500+ VPD) | Outparcel to a Planet Fitness & Dunham's Sports Center with Nearly 1 Million Annual Visits (placer.ai)



Neighboring Center Anchored by a Walmart Supercenter | Other National Tenants in the Immediate Surrounding Area Include Aldi, Tractor Supply, Dollar Tree, Starbucks, Chipotle, Chick-fil-A, & More



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