

INVESTMENT
OPPORTUNITY



FAST PACE HEALTH

4005 N. College Avenue, Jackson, AL 36545

ACRE
PARTNERS

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Investment 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 4005 N. College Avenue, Jackson, AL.

This asset is backed by a corporate-guaranteed, absolute NNN (Modified) lease with approximately 13.8 years of initial term remaining, ensuring zero landlord responsibilities and stable income. The lease includes 10% rental increases every five years 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 a high-traffic corridor with strong retail synergy, this 3,700 SF building on 1.02 acres 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.



\$2,782,000
LIST PRICE



6.65%
CAP RATE



\$185,000
NOI



FEE SIMPLE
OWNERSHIP

Property Overview



Address:	4005 N. College Avenue, Jackson, AL 36545
List Price:	\$2,782,000
Guarantor:	Corporate
Tenant:	Fast Pace Health
NOI:	\$185,000
Lease Type:	Absolute NNN (Modified)
Cap Rate:	6.65%
Primary Term:	15.4 Years
Lease Commencement Date:	10/8/23
Lease Expiration:	2/28/39
Rental Increases:	10% Every 5 Years
Renewal Options:	Three, 5-Year Options
Landlord Responsibilities:	None
Building Area:	3,700 SF
Land Area:	1.02 AC
Year Built:	2023
T Responsibilities:	All property taxes, insurance, utilities, interior and exterior maintenance including the roof, HVAC, parking lot, landscaping, snow removal, and compliance with all applicable laws
LL Responsibilities:	Maintenance/repair of structure, foundation, and off-premises infrastructure (sewer lines, stormwater systems), except where damage is caused by the tenant

Investment 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

Over 13 years remaining on a corporate-guaranteed lease with 10% rental increases every 5 years 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.

» 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 ongoing shift toward affordable, convenient care alternatives to emergency rooms and traditional physician offices

» GREAT RETAIL SYNERGY

This location benefits from a synergistic retail environment due to its proximity to several key establishments along North College Avenue including Walmart Supercenter, Dollar General, Circle K, O'Reilly Auto Parts, Jack's, KFC and other national retailers.

» EXCELLENT TRAFFIC COUNTS & ACCESSIBILITY

Situated along N College Ave sees over 18,186 vehicles per day with great visibility and multiple points of access.

Location

Jackson, AL



Jackson, Alabama, located in Clarke County along the Tombigbee River, is a small but important regional hub with a population of approximately 4,500 to 5,000 residents, serving a broader rural community in southwestern Alabama. The local economy is driven by timber, paper production, chemical industries, healthcare, education, and retail, with major employers such as Georgia-Pacific and Boise Paper. The city's demographic profile, which includes a significant middle-aged and senior population, creates strong and growing demand for healthcare services, making it an ideal location for Fast Pace Health's urgent care operations. With limited healthcare competition in the area, Fast Pace is well-positioned to fill a vital need for urgent and primary care services. From an investment standpoint, Jackson offers a low cost of entry with stable economic drivers, making new, high-quality healthcare developments attractive in a market with limited modern construction. The city's role as a regional healthcare center, combined with its steady industrial base and aging population, provides a reliable foundation for long-term, net lease investments.





 **fastpace** health

 **CIRCLE K**

 **State Farm**

 **POPEYES**
LOUISIANA KITCHEN

  **AT&T**

 **Jack's**

 **Aaron's**

 **ABC**

 **Walmart**

Royal Inn

 **Family Security**
CREDIT UNION

 **Hampton Inn & Suites**
by HILTON

 **KFC**

 **Advance**
Auto Parts

 **Mi Casa**
Restaurant

 **MURPHY**
USA

 **FRESENIUS**
MEDICAL CARE

18,186 VPD



Aaron's

Walmart

Advance
Auto Parts

FRESNIUS
MEDICAL CARE

MURPHY
USA

Mi Casa
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KFC

ABC

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DG AT&T

POPEYES
LOUISIANA KITCHEN

fastpace health

43

18,186 VPD



Jackson HS
439 students

 **fastpace** health

POPEYES
LOUISIANA KITCHEN



43

18,186 VPD



Walmart 

CIRCLE K

State Farm



Jackson HS
439 students

Royal Inn

fastpace health

Family Security
CREDIT UNION

POPEYES
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Walmart

18,186 VPD

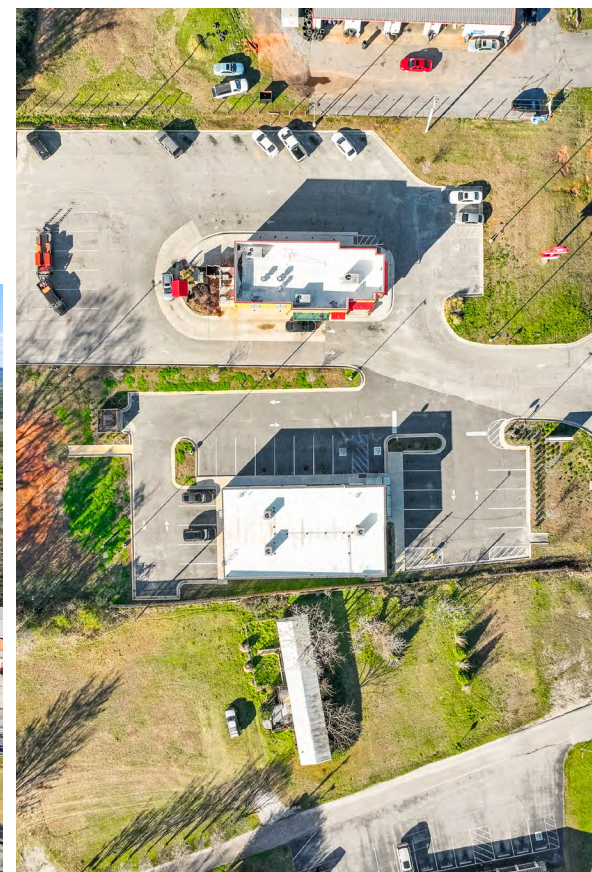
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AT&T

Financial Overview

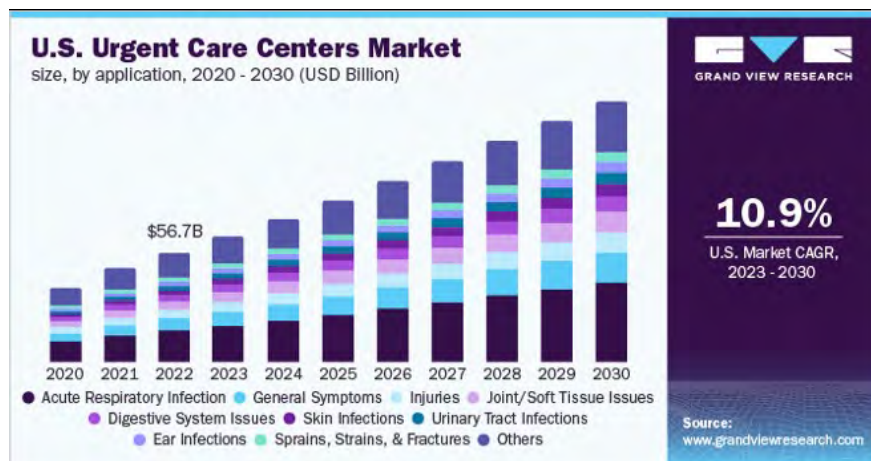
Rent Schedule	Monthly Rent	Annual Rent	Rent PSF	Lease Type
10/8/2023 – 10/7/2028	\$15,416.67	\$185,000.00	\$50.00	Abs. NNN (Modified)
10/8/2028 – 10/7/2033	\$16,958.33	\$203,500.00	\$55.00	Abs. NNN (Modified)
10/8/2033 – 2/7/2039	\$18,654.17	\$223,850.00	\$60.50	Abs. NNN (Modified)
2/8/2039 – 2/7/2044 (Renewal Opt. 1)	\$20,519.58	\$246,235.00	\$66.55	Abs. NNN (Modified)
2/8/2044 – 2/7/2049 (Renewal Opt. 2)	\$22,571.54	\$270,858.50	\$73.21	Abs. NNN (Modified)
2/8/2049 – 2/7/2054 (Renewal Opt. 3)	\$24,828.70	\$297,944.35	\$ 80.53	Abs. NNN (Modified)



Urgent Care Market Updates

The US urgent care centers market size was valued at USD 56.7 billion in 2022 and is expected to expand at a compound annual growth rate (CAGR) of 10.99% 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 a Grand View Research market analysis report.

[Click To Read More](#)



Tenant 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.

295

OF LOCATIONS

WAYNESBORO, TN

HEADQUARTERS

2,495


OF EMPLOYEES


2009


YEAR FOUNDED

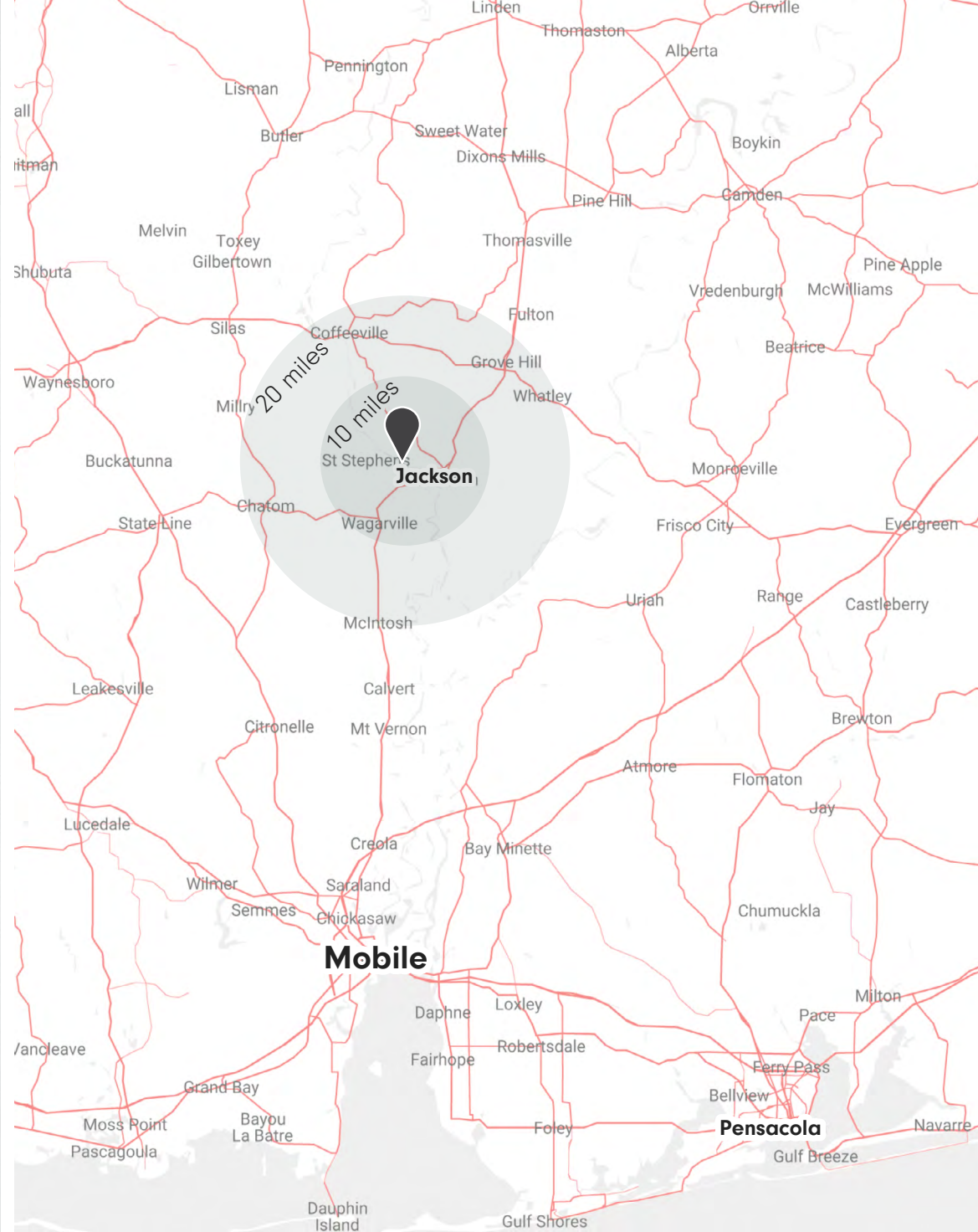


Location Highlights

 Population	1 Mile	3 Mile	5 Mile
2024 Population	872	3,604	6,230
Median Age	45.4	45.4	45.1
Bachelor's Degree or Higher	24%	21%	20%

 Households	1 Mile	3 Mile	5 Mile
2024 Households	354	1,497	2,625

 Income	1 Mile	3 Mile	5 Mile
Avg Household Income	\$84,756	\$71,311	\$65,176
Median Household Income	\$73,150	\$59,633	\$54,560



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