

FAST PACE HEALTH

COLUMBIA, TN



BRAND NEW 15-YR LEASE WITH
2% ANNUAL INCREASES



EXCELLENT ACCESS AND VISIBILITY TO
35,891 CARS/DAY



54,200 RESIDENTS IN PRIMARY
TRADE AREA WITH AN
AVERAGE HOUSEHOLD INCOME
OF \$85,703

CLICK TO VIEW DRONE FOOTAGE



DOWNTOWN NASHVILLE
45 MILES >>>



NEW RETAIL DEVELOPMENT



SUBJECT PROPERTY

35,891 VPD

S JAMES CAMPBELL BLVD

RESIDENTIAL COMMUNITIES
54,000 RESIDENTS IN
PRIMARY TRADE AREA

CLICK TO VIEW DRONE FOOTAGE

TACO BELL
BURGER KING
Arby's
DQ
DUNKIN'
McDonald's

MAURY REGIONAL MEDICAL CENTER

CAMPBELL PLAZA
Kroger
KFC
Starbucks
Walgreens
Jersey Mike's
metro

COLUMBIA PLAZA
BIG LOTS!
DOLLAR GENERAL

CVS pharmacy

TJ-maxx
RACK ROOM SHOES

Wendy's

HIBBETT SPORTS
OLIE'S OUTLET
BARGAIN GOOD STUFF CHEAP
FIREHOUSE SUBS
planet fitness
PIZZA PAPA JOHN'S

LOWE'S

Aaron's
WAFFLE HOUSE
Dutch Bros

TAKE 5

REGIONS

NEW RETAIL DEVELOPMENT

HOBBY LOBBY

MAURY REGIONAL HEALTH

OfficeMax

McALISTER'S DELI
Starbucks

Applebee's GRILL & BAR

35,891 VPD

AspenDental
MATTRESS FIRM

Dunham's SPORTS
belk

AT&T
EXPRESS OIL CHANGE

SONIC

CHIPOTLE MEXICAN GRILL

Chick-fil-A

SUBJECT PROPERTY

EXXON

S JAMES CAMPBELL BLVD

RESIDENTIAL COMMUNITIES
54,000 RESIDENTS IN PRIMARY TRADE AREA



CLICK TO VIEW DRONE FOOTAGE



DOLLAR GENERAL



35,891 VPD



SUBJECT PROPERTY

S JAMES CAMPBELL BLVD



RESIDENTIAL COMMUNITIES
54,000 RESIDENTS IN
PRIMARY TRADE AREA

OFFERING SUMMARY



600 S. JAMES M. CAMPBELL BLVD.
COLUMBIA, TN 38401

\$4,391,000
6.50% CAP RATE



GROSS LEASABLE AREA
4,070± SF



LOT SIZE
0.63± ACRES



YEAR BUILT
2022/Ren. 2023



NOI
\$285,403

LEASE SUMMARY

LEASE TYPE	Modified NNN
TENANT	FPMCM, LLC
ROOF & STRUCTURE	Tenant Responsible for Roof Landlord Responsible for Structure
LEASE TERM	15 Years
RENT COMMENCEMENT	4/24/2023
RENT EXPIRATION	8/31/2038
INCREASES	2% Annual Increases
OPTIONS	Three, 5-Year

RENT SUMMARY

TERM	MONTHLY	ANNUAL
Year 2	\$23,784	\$285,403
Year 3	\$24,259	\$291,110
Year 4	\$24,744	\$296,932
Year 5	\$25,239	\$302,871
Year 6	\$25,744	\$308,929
Year 7	\$26,259	\$315,107
Year 8	\$26,784	\$321,409
Year 9	\$27,320	\$327,837
Year 10	\$27,866	\$334,394
Year 11	\$28,424	\$341,082
Year 12	\$28,992	\$347,904
Year 13	\$29,572	\$354,862
Year 14	\$30,163	\$361,959
Year 15	\$30,767	\$369,198
Option 1	\$31,381	\$376,582
Option 2	\$34,648	\$415,777
Option 3	\$38,254	\$459,052

*2% Annual Increases in Options

INVESTMENT HIGHLIGHTS



SECURE INCOME STREAM

- **15-Year Modified NNN Lease** – Landlord solely responsible for structure
- **Rare 2% Annual Increases** – Throughout base term and renewal options
- **Corporate Guaranteed Lease** – One of the largest and fastest growing urgent care providers with 265+ locations
- **U.S. Urgent Care Centers Market to Reach \$135 Billion by 2030** – According to report by Grand View Research, Inc.



PROXIMITY

- **35,891 VPD Along Major Retail Corridor** – Excellent access and visibility and hard corner location
- **54,200 Residents in Primary Trade Area** – With an average household income of \$85,703
- **Population Increased Over 20% in Trade Area since 2010** – Significant residential and commercial growth
- **Surrounded by Dozens of National Tenants** – Including Walmart, Chick-fil-A, Lowe's, Starbucks, and Chipotle
- **1.5 Miles to Maury Regional Medical Center** – Largest employer in the area with 255 beds and 2,240 employees system-wide
- **59,337 Daytime Population** – Providing additional customer base for tenant
- **Surrounded by Several K-12 Schools** – Over 1,800 students combined
- **48 Miles to Downtown Nashville**



ADDITIONAL PHOTOS



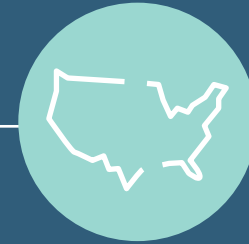
TENANT OVERVIEW

FAST PACE HEALTH URGENT CARE

Fast Pace Health Urgent Care is a rapidly expanding healthcare organization dedicated to providing accessible and efficient medical services to communities across the United States. With a focus on convenience and quality, Fast Pace Health Urgent Care operates over 265 clinics offering a wide range of healthcare services, including urgent care, primary care, occupational health, and wellness programs. Their facilities are staffed by experienced healthcare professionals who prioritize patient comfort and well-being. Fast Pace Health Urgent Care strives to deliver comprehensive medical care with minimal wait times, ensuring that patients receive the attention they need promptly. Through their commitment to exceptional service and community engagement, Fast Pace Health Urgent Care continues to establish itself as a trusted provider of healthcare solutions.

INDUSTRY HIGHLIGHTS

- » In 2018, CRG (a Leading Healthcare Investment Firm), Partnered With Fast Pace Urgent Care and Revelstoke, Resulting in Additional Capital For Continued Growth of the Concept “Urgent Care Clinics Handle About 89 Million Patient Visits Each Year, Which Includes More Than 29% of All Primary Care Visits in the U.S. and Nearly 15% of All Outpatient Physical Visits”
- » In 2021, the urgent care segment grew to be a \$38.5 billion industry — more than doubling since the last time it was reported on this in 2017 when the industry was at \$15 billion. The segment already was experiencing rapid growth, which was accelerated by the COVID-19 pandemic, leading to an expected 3.4% increase in market size this year.
- » In 2022, U.S. urgent care market was valued at \$56.7B and is expected to expand at a compound annual growth rate of 10.99% from 2023 to 2023
- » Urgent care clinics handle about 89 million patient visits per year, including more than 29% of all primary care visits in the U.S. and nearly 15% of all outpatient physician visits
- » Having an open urgent care center in a ZIP code reduced the total number of ED visits by residents in the ZIP code by 17.2



TOTAL LOCATIONS
265+
ACROSS 6 STATES



HEADQUARTERS
FRANKLIN
TENNESSEE



YEAR FOUNDED
2011

DEMOGRAPHICS

POPULATION	3 MI	5 MI	7 MI
2024 Total	29,902	43,917	54,200
2010 Total	25,372	36,609	45,112
2000 Total	25,868	35,519	43,125
Total Daytime Population	38,267	52,124	59,337
HOUSEHOLDS	3 MI	5 MI	7 MI
2024 Total Households	12,141	17,753	21,728
INCOME	3 MI	5 MI	7 MI
2024 Median Income	\$58,612	\$60,937	\$63,123
2024 Average Income	\$81,512	\$83,181	\$85,703



REPRESENTATIVE PHOTO

DRONE FOOTAGE



SITE OVERVIEW

LOT SIZE
0.63±
ACRES

VPD
35,891
ALONG S JAMES M
CAMPBELL BLVD

PARKING
38
SPACES

NEARBY TENANTS
WALMART, LOWE'S, CHICK-
FIL-A, STARBUCKS, CHIPOTLE,
AND MORE

DAYTIME POPULATION
59,337
TOTAL



COLUMBIA, TENNESSEE



MULE CAPITAL OF THE WORLD

Columbia, Tennessee, known as the “Mule Capital of the World,” is a charming city located in Maury County. Founded in 1807, Columbia boasts a rich history, evident in its well-preserved antebellum homes and historic downtown area. The city is celebrated for its annual Mule Day festival, attracting visitors from all over to partake in the unique cultural event. With a vibrant arts scene, numerous parks, and scenic beauty along the Duck River, Columbia offers a blend of Southern hospitality and modern amenities, making it an inviting place for both residents and tourists.

ATTRACTIONS



Columbia, Tennessee, offers a variety of tourist attractions that highlight its rich history and Southern charm. Visitors can explore the President James K. Polk Home and Museum, the only surviving residence of the 11th U.S. President. The city’s historic downtown area features unique shops, local eateries, and beautiful architecture, providing a perfect backdrop for leisurely strolls. Nature enthusiasts can enjoy the scenic beauty of Chickasaw Trace Park and the Duck River, ideal for hiking, fishing, and kayaking. The annual Mule Day celebration, featuring parades, crafts, and mule-related events, is a must-see for anyone looking to experience Columbia’s unique cultural heritage.

EDUCATION



Columbia, Tennessee, offers a comprehensive education system, serving students from early childhood through higher education. The Maury County Public Schools district encompasses numerous elementary, middle, and high schools, committed to providing quality education and diverse extracurricular programs. Columbia is also home to Columbia State Community College, the first community college established in Tennessee, offering a range of associate degrees and certificate programs. The city places a strong emphasis on lifelong learning, with various adult education and vocational training opportunities available. Additionally, Columbia’s proximity to larger cities like Nashville allows residents access to several prestigious universities and colleges, further enhancing educational prospects.

ECONOMY



Columbia, Tennessee, boasts a diverse and growing economy, driven by a blend of manufacturing, agriculture, and retail sectors. The city’s strategic location near major highways and the presence of the CSX rail line support its role as a regional transportation hub. Columbia’s rich agricultural heritage continues to thrive, with local farms contributing significantly to the economy. In recent years, the city has seen a surge in economic development, attracting new businesses and fostering a vibrant downtown area. Key employers include automotive suppliers, healthcare facilities, and educational institutions, providing a stable economic base and numerous job opportunities for residents.

TRANSPORTATION



Columbia, Tennessee, features a well-connected transportation network that facilitates easy movement within the city and to neighboring areas. Major highways, including U.S. Route 31 and State Route 50, provide convenient road access, while nearby Interstate 65 links Columbia to Nashville and other key cities. The presence of the CSX rail line supports freight transportation, bolstering the local economy. Columbia’s public transit options include the South Central Area Transit Service (SCATS), offering bus routes that cater to residents’ commuting needs. For air travel, Nashville International Airport, located about an hour’s drive away, provides extensive domestic and international flight options, ensuring that Columbia remains accessible and well-connected.

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