



***\$6.8 Million Self-Funded
Investment by Tenant!***



Representative Photo

**Medical Investment
Offering Memorandum:**
Cleveland Clinic Urgent Care
780 High Street
Wadsworth, OH 44281



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Cleveland Clinic

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Investment Summary

Cleveland Clinic Urgent Care

INVESTMENT HIGHLIGHTS

- Single-Tenant NNN Location Corporately Guaranteed By High-Profile, Elite Investment Grade, and World Renown Medical Provider, Cleveland Clinic (S&P “AA”/Moody's Aa2)
- Eye Popping Self-Funded Investment by Tenant into the Space for **Approximately \$6.8 Million!!**
- Full 10-Years of Lease Term (Lease Commences 3/1/2026)
- 2025 Ranked #2 Overall Hospital in the United States, Along with Being Named No.1 for Its Heart Program Since 1995! (Newsweek)
- **No Daily Mgmt. Responsibilities:** Tenant Handles ALL Maintenance Directly and Reimburses for Real Estate Taxes and Insurance
- Higher Tier Location with Upgraded Outpatient + Urgent Care Model Which Includes On-Site Imaging & Lab
- Cleveland Clinic: World-Renowned and Continually Recognized by U.S. News & World Report as One of the Nation's Top Hospitals and Ohio's Largest Employer Generating Over \$18 Billion in Annual Revenue in 2025, a 10% Increase Over 2024
- Far Below Comparable Rental Rates to Other Similar Medical/Urgent Care Facilities at Only \$17/S.F.



100
YEARS
EST. 1921



- Affluent Market: Average Household Incomes \$123,000+ in 5-Mile Radius
- Convenient Access Directly Off Major Highway (55k VPD) & Located on Main Artery with Another Approximate 30k VPD Surrounding the Property
- Proven Location/Market: Relocation Site Needed Due to Area Demand - Desirable Curb Appeal and Newly Renovated Facility to be Completed Exactly to Tenant's Specifications/Needs
- Surrounded by Complimentary Retailers, Other Favorable Medical Users, Restaurants, and Colleges/Universities
- Optimal Location Nearby Major Cities Akron (~14 Miles East), Canton (~30 Miles South East), and Cleveland (~37 Miles North)
- Strong Employment Base: Goodyear Tire & Rubber Company (~68,000+ Employees), FirstEnergy (~12,000+ Employees), Summa Health (~8,500+ Employees), Cleveland Clinic (5,700+ Physicians and Researchers Combined, Along with 20,000+ Registered Nurses), InfoCision (~4,000 Employees), & a Wide Range of Distribution and Industrial Firms Located Along the I-76 and I-71 Corridors





LOCATION OVERVIEW

The high investment grade featured medical asset is located in Wadsworth, Ohio, a growing Medina County community positioned between Cleveland and Akron along one of Northeast Ohio's most traveled corridors. The property sits directly on High Street (State Route 94), Wadsworth's primary commercial artery, providing strong visibility and accessibility in the city's established retail and healthcare corridor. The site is less than 1/4 of a mile from Interstate 76, a major east-west highway carrying traffic between Akron, Youngstown, and the greater Cleveland region, with convenient connections to Interstate 71 and Interstate 77. These highways link Wadsworth to Downtown Akron in approximately 20 minutes and Downtown Cleveland in roughly 40 minutes, allowing the property to serve a broad regional patient base. The surrounding area features a dense concentration of national retailers, restaurants, and service-oriented businesses, reinforcing the corridor as a daily needs destination for residents throughout southern Medina County.

Wadsworth benefits from its proximity to Northeast Ohio's nationally recognized healthcare systems, anchored by the Cleveland Clinic and Summa Health. The Cleveland Clinic operates multiple facilities throughout the region and employs over 68,000 people system-wide, ranking among the largest private employers in Ohio and consistently earning top national hospital rankings from U.S. News & World Report. The subject property operates as part of this globally recognized healthcare network, enhancing long-term patient demand and provider stability. Summa Health's Akron Campus, a major regional hospital system, is located approximately 12 miles east and serves as a primary healthcare provider for Summit and Medina Counties. Additional regional access to University Hospitals and Akron Children's Hospital further strengthens the area's healthcare infrastructure. Together, these institutions position the Akron-Cleveland corridor as one of the Midwest's leading medical hubs, supporting a steady flow of healthcare professionals and patients throughout the region.

Medina County is one of the fastest-growing counties in Ohio and is known for its strong residential base, high-performing school systems, and business-friendly environment. The area has transitioned from a historically manufacturing-driven economy into a diversified mix of healthcare, logistics, advanced manufacturing, and professional services. Major regional employers include Goodyear Tire & Rubber Company (approx. 68,000+ employees), FirstEnergy (over 12,000 employees), Summa Health (approx. 8,500+ employees), Cleveland Clinic (5,700+ physicians and researchers combined, along with over 20,000 registered nurses), Infocision Corporation (4,000+ employees), and a wide range of distribution and industrial firms located along the I-76 and I-71 corridors. Wadsworth's location within commuting distance of both Akron and Cleveland allows residents access to large employment centers while maintaining the affordability and quality-of-life benefits of a suburban community.

Higher education institutions throughout the Akron-Cleveland corridor contribute to workforce development and long-term economic stability. The University of Akron (approximately 13 miles) enrolls over 15,000 students and is a major research and workforce training institution. Additional nearby colleges include Kent State University (over 34,000 students across eight campuses, 22 miles North East), Baldwin Wallace University (approx. 3,300+ students, 25 miles North), and Cuyahoga Community College (over 42,000 students, 35 miles North), all of which support Northeast Ohio's healthcare and technical labor pipeline. This concentration of educational institutions, combined with the presence of world-class medical systems, reinforces the region's reputation as a center for healthcare excellence and professional talent.

Wadsworth offers a highly stable suburban community that continues to grow, supported by strong transportation infrastructure, nationally recognized healthcare systems, and access to two major metropolitan economies. The subject property's position along the city's primary retail corridor, combined with immediate highway access and affiliation with the Cleveland Clinic brand, provides long-term demand drivers that support durable healthcare tenancy and consistent patient traffic.



OFFERING SUMMARY

Price:	\$3,505,000
Gross Leasable Area:	11,335 S.F.
NOI:	\$192,695
CAP Rate:	5.50%
Year Built/Renovated:	1997/2026
Lot Size:	1.67 Acres
Parking:	Approx. 90 Spaces
Roof:	New in 2020

		Pro Forma 2026-2027	
		2026-2027	\$/SF
INCOME:			
Rental Income		\$ 192,695	\$ 17.00
Tenant Reimbursements:			
Real Estate Tax		42,645	3.76
Insurance		8,800	0.78
Gross Potential Rental Income		\$ 244,140	\$ 21.54
Vacancy (Actual)	0.00%	-	-
Effective Gross Income		\$ 244,140	\$ 21.54
OPERATING EXPENSES:			
Real Estate Taxes		42,645	3.76
Insurance		8,800	0.78
Total Expenses		\$ 51,445	\$ 4.54
Net Operating Income		\$ 192,695	\$ 17.00
Pricing Analysis			
Net Operating Income		\$ 192,695	\$ 17.00
Capitalization Rate		5.50%	5.50%
Valuation		\$ 3,505,000	\$ 309.22

TENANT SUMMARY

Tenant Name:	Cleveland Clinic
Credit Ratings:	Moody's Aa2/S&P AA
Lease Type:	NNN
Remaining Lease Term:	10 Years
Tenant Since:	2026
Commencement Date:	3/1/2026
Lease Expiration Date:	2/29/2036
Option to Extend:	(3) 5-Yr. Options with 10% Increases
Options to Terminate:	None
Roof:	Landlord (15 Year Warranty in Place)
HVAC Replacement:	Tenant Handles Directly
HVAC Maintenance:	Tenant Handles Directly
Parking Lot R&M:	Tenant Handles Directly
Parking Lot Replacement:	Tenant Handles Directly
Common Area Maintenance:	Tenant Handles Directly
Real Estate Taxes:	Landlord Reimbursed
Insurance:	Landlord Reimbursed
Structure:	Landlord

Tenant Base Rent Schedule

	Monthly	Annual	PSF
Current:	\$16,057.92	\$192,695.00	\$17.00
Option 1:	\$17,663.70	\$211,964.50	\$18.70
Option 2:	\$19,430.08	\$233,160.95	\$20.57
Option 3:	\$21,375.92	\$256,511.05	\$22.63

Financial Data

Rental Income:	\$192,695
Reimbursements (Real Estate Taxes & Insurance):	\$51,445
Gross Potential Income:	\$192,695
Expenses (Real Estate Taxes & Insurance):	(\$51,445)
NOI:	\$192,695

Property Name:	Cleveland Clinic Urgent Care
Property Address:	780 High Street Wadsworth, OH 44281
Lease/Corporate Guaranty:	Cleveland Clinic Foundation
Credit Rating:	Moody's "Aa2"/S&P "AA"
Property Type:	Absolute NNN
Rentable Area:	11,335 S.F.
# of Physicians/Researchers System Wide:	5,800
# of Nurses System-Wide:	16,800+
Total Employees System-Wide:	83,000
# of Total Locations:	46 (Urgent Care Centers)
Hospitals:	21
Outpatient Locations:	284
Operating Revenue:	\$18 Billion (2025)
Headquarter:	Cleveland, OH
Websites:	clevelandclinic.org

Cleveland Clinic Urgent Care is an extension of the Cleveland Clinic health system, delivering convenient, high-quality medical care for non-life-threatening illnesses and injuries. Building on Cleveland Clinic's century-long reputation for clinical excellence, the urgent care network provides accessible, walk-in treatment options designed to serve patients with speed, efficiency, and the same standards of care found across the broader system.

Cleveland Clinic operates an expanding network of urgent care centers throughout Ohio, offering services that include minor injury treatment, illness care, diagnostic testing, physicals, and preventive services. Each location is staffed by trained medical professionals and supported by Cleveland Clinic's integrated healthcare infrastructure, allowing seamless coordination with primary care physicians and specialty services when needed.

As part of one of the world's leading nonprofit academic medical centers, Cleveland Clinic Urgent Care benefits from the scale, financial strength, and reputation of a globally recognized healthcare institution. Cleveland Clinic employs more than 83,000 caregivers worldwide, serves millions of patients annually across hundreds of locations, and consistently ranks among the top two hospital systems in the United States. The urgent care platform reflects the organization's continued commitment to expanding access to advanced, patient-centered care in communities throughout the region.

Cleveland Clinic Key Rankings

- **Global Rank:** #2 in the World (Newsweek, 2025)
- **National (U.S.) Rank:** Named to the U.S. News & World Report "Best Hospitals" Honor Roll for 35 consecutive years
- **Specialty Rankings (U.S. News 2025-2026):** Nationally ranked in 14 adult specialties, including:
 - **Rheumatology:** #2
 - **Cardiology, Heart & Vascular Surgery:** #3
 - **Gastroenterology & GI Surgery:** #3
 - **Geriatrics:** #5
 - **Pulmonology & Lung Surgery:** #6
- **Regional:** #1 in Ohio and #1 in the Cleveland Metropolitan Area





Actual Construction (As of February 2026!)

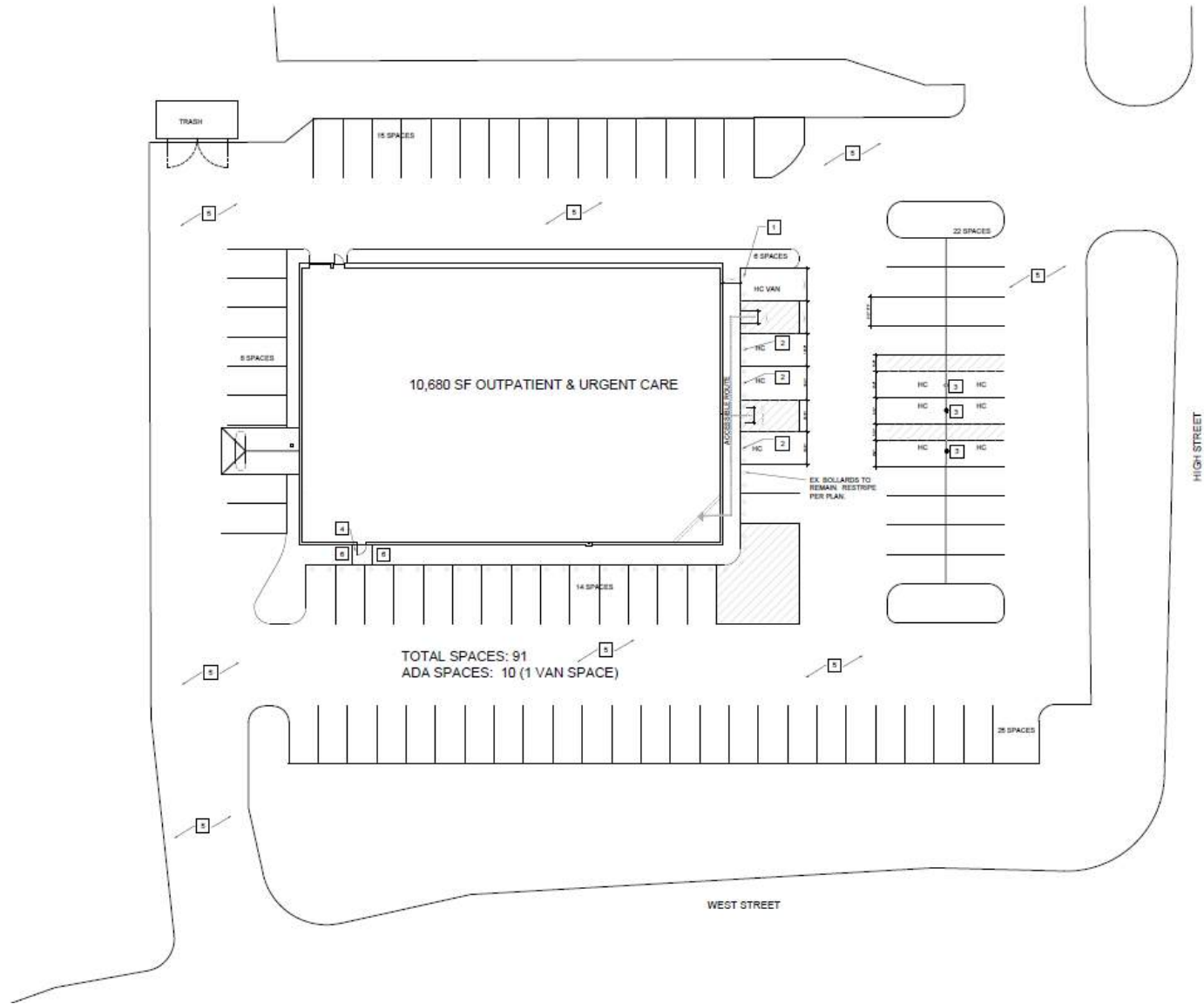


Property Analysis





Site Plan





Surrounding Tenancy



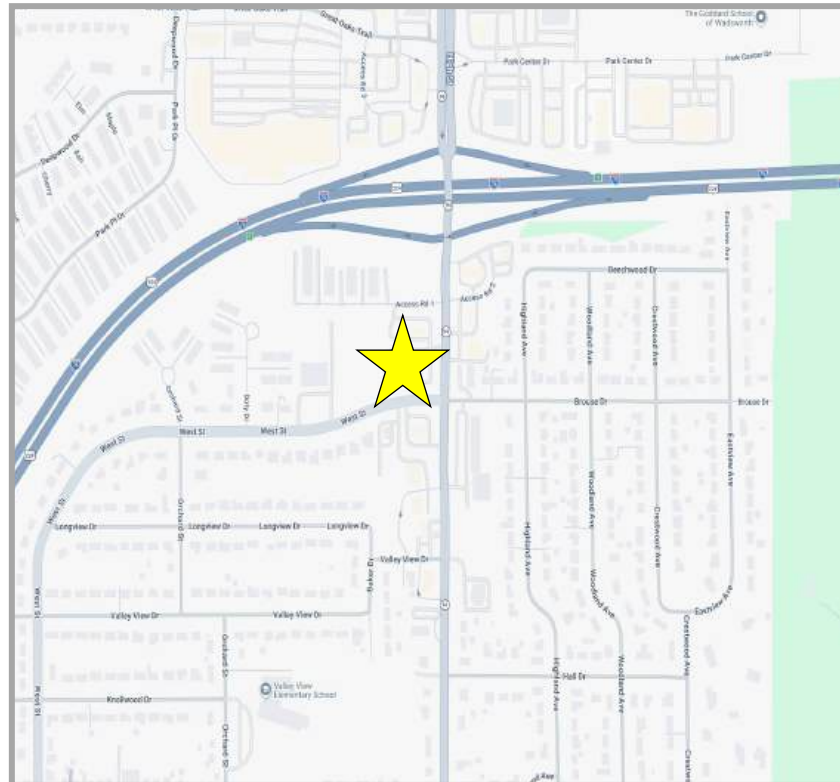
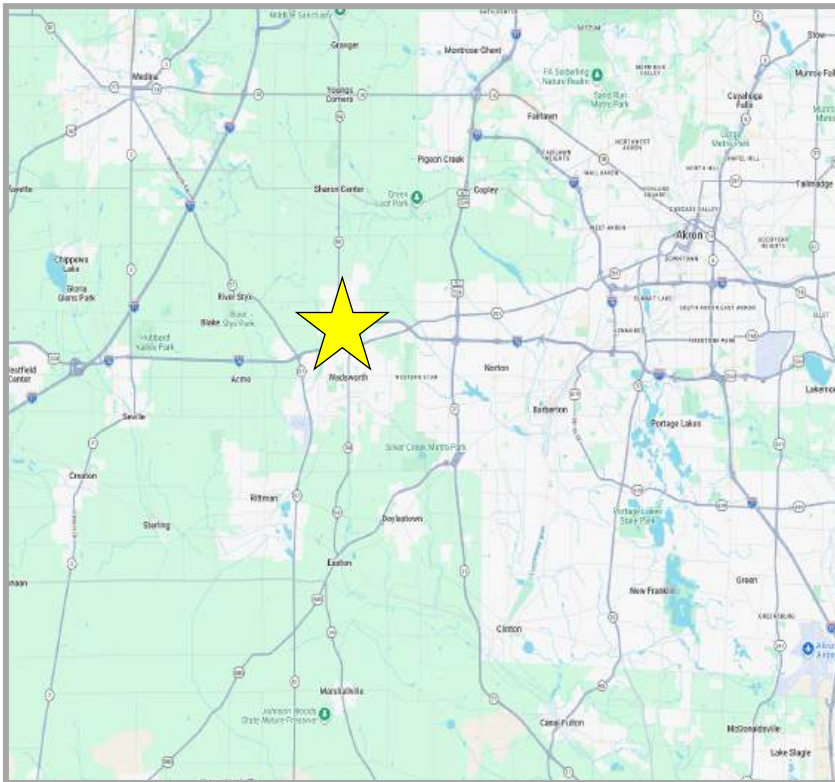
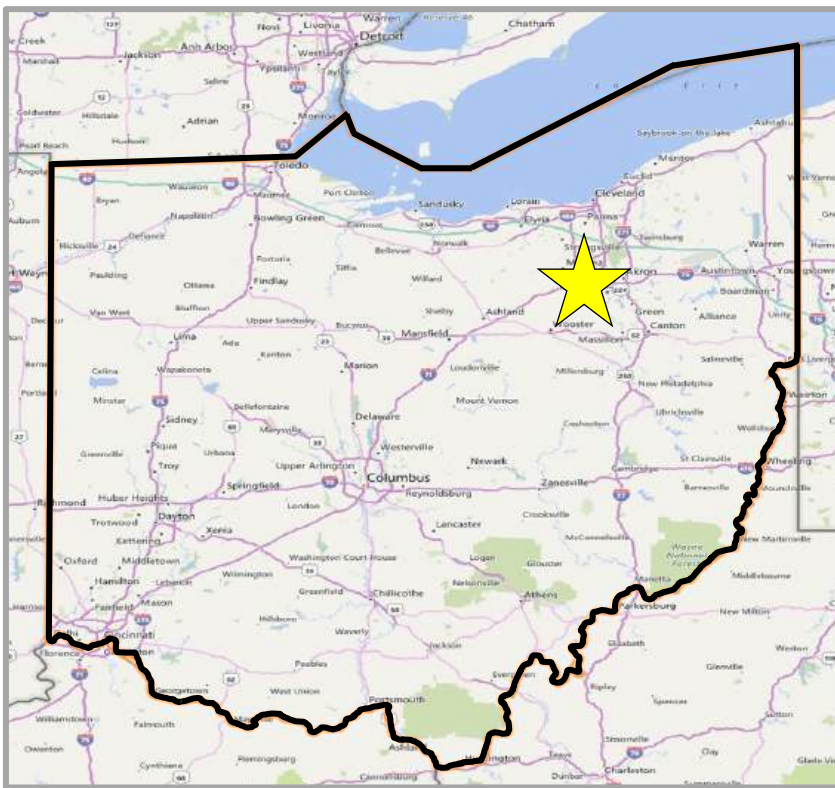


Direct Aerial





Location Maps





780 High St Wadsworth, OH 44281	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	6,885	28,891	46,055	241,263
2030 Projected Population	6,766	28,881	46,485	239,901
2020 Census Population	6,814	28,344	45,001	238,639
2010 Census Population	6,672	26,221	42,191	236,884
Historical Annual Growth 2010 to 2025	0.2%	0.7%	0.6%	0.1%
2025 Median Age	45.7	41.7	42.6	42.0
Households				
2025 Estimated Households	3,126	11,955	18,730	101,274
2030 Projected Households	3,146	12,221	19,272	102,013
2020 Census Households	3,008	11,448	17,856	97,895
2010 Census Households	2,777	10,332	16,321	94,298
Projected Annual Growth 2025 to 2030	0.1%	0.4%	0.6%	0.1%
Historical Annual Growth 2010 to 2025	0.8%	1.0%	1.0%	0.5%
Race and Ethnicity				
2025 Estimated White	94.3%	93.9%	93.8%	81.4%
2025 Estimated Black or African American	1.4%	1.5%	1.7%	12.5%
2025 Estimated Asian or Pacific Islander	1.0%	1.4%	1.3%	2.0%
2025 Estimated American Indian or Native Alaskan	-	0.1%	-	0.1%
2025 Estimated Other Races	3.1%	3.1%	3.1%	4.0%
2025 Estimated Hispanic	2.2%	2.2%	2.1%	2.5%
Income				
2025 Estimated Average Household Income	\$104,886	\$119,705	\$123,767	\$119,538
2025 Estimated Median Household Income	\$70,584	\$88,635	\$92,146	\$88,902
2025 Estimated Per Capita Income	\$47,712	\$49,622	\$50,410	\$50,263
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.0%	1.3%	1.7%
2025 Estimated Some High School (Grade Level 9 to 11)	3.4%	3.5%	3.8%	4.4%
2025 Estimated High School Graduate	29.2%	27.2%	28.4%	29.3%
2025 Estimated Some College	19.2%	18.9%	18.9%	19.4%
2025 Estimated Associates Degree Only	5.7%	8.1%	8.1%	8.6%
2025 Estimated Bachelors Degree Only	28.6%	27.1%	26.0%	23.4%
2025 Estimated Graduate Degree	13.1%	14.2%	13.5%	13.3%
Business				
2025 Estimated Total Businesses	263	847	1,240	8,870
2025 Estimated Total Employees	2,975	10,014	13,919	100,261
2025 Estimated Employee Population per Business	11.3	11.8	11.2	11.3
2025 Estimated Residential Population per Business	26.2	34.1	37.2	27.2



DISCLOSURE, CONFIDENTIALITY & DISCLAIMER

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The information within this Offering Memorandum will set forth an understanding regarding the relationship between the Recipient of this package (the "Recipient") and The Cooper Group and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating and/or purchasing this property (the "Property"). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data information and any other similar information provided by The Cooper Group which relates to the Property (collectively, the Confidential Information), whether said information was transmitted orally, in print, in writing or by electronic media is confidential in nature and is not to be copied to any party without the prior consent of The Cooper Group. The Recipient acknowledges and agrees that the Confidential Information is of such a confidential nature that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient's organization with a "need to know" and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of The Cooper Group and that all such information will be returned to The Cooper Group upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidentiality, to The Cooper Group. Other than The Cooper Group, recipient agrees that neither Recipient nor The Cooper Group shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introductions of potential investors and receive written acknowledgment from The Cooper Group for representation to be recognized. This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

DISCLOSURE & DISCLAIMER

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