

FAST PACE HEALTH

— CHELSEA (BIRMINGHAM MSA), AL —



[VIEW DRONE FOOTAGE](#)

ACTUAL SITE



BRAND NEW 15-YR LEASE WITH
2% ANNUAL INCREASES



EXCELLENT ACCESS AND
VISIBILITY OFF HWY 280 WITH
34,146 CARS/DAY



OUTPARCEL TO PUBLIC
ANCHORED CENTER

CLICK TO VIEW DRONE FOOTAGE



BIRMINGHAM
20 MILES

Winn-Dixie CIRCLE K

SHERWIN WILLIAMS KANGAROO CITGO

Huddle House Shell

DQ Chevron

EXPRESS OIL CHANGE SUBWAY

VSC TRACTOR SUPPLY CO BUFFALO WILD WINGS

Arbys SCOOTERS CORP Domino's

Advance Auto Parts McDonald's Auto Zone Little Caesars Pizza MARATHON TACO BELL

Applebee's Walgreens AT&T

Walmart

MURPHY USA

SONIC

REGIONS

ANYTIME FITNESS CATO

SHOE DEPT. DOLLAR TREE

T-Mobile

Wendy's

BURGER KING

MAVIS TIRES, BRAKES

US 280

RaceTrac

Pizza Hut

CHELSEA CROSSROADS

Publix

34,146 VPD

Bojangles

Great Clips

SUBJECT PROPERTY

RESIDENTIAL COMMUNITIES

58,849 RESIDENTS IN PRIMARY TRADE AREA

CLICK TO VIEW DRONE FOOTAGE



BROOK HIGHLAND PLAZA

Walmart BEST BUY HomeGoods
 SPROUTS FARMERS MARKET PET SMART
 Burlington LOWE'S OUTBACK STEAKHOUSE

THE VILLAGE LEE BRANCH

HOBBY LOBBY ZAXBY'S
 DICK'S SPORTING GOODS Publix Walgreens

BIRMINGHAM
20 MILES

Advance Auto Parts McDonald's Auto Zone Little Caesars Pizza MARATHON TACO BELL
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CHELSEA CROSSROADS

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Winn-Dixie CIRCLE K
 SHERWIN WILLIAMS KANGAROO CITGO

RaceTrac
 WHATEVER GETS YOU GOING

34,146 VPD

Bojangles

SUBJECT PROPERTY

US 280

RESIDENTIAL COMMUNITIES
 58,849 RESIDENTS IN
 PRIMARY TRADE AREA

▶ CLICK TO VIEW DRONE FOOTAGE



CHELSEA CROSSROADS



Great Clips



SUBJECT PROPERTY



34,146 VPD

RESIDENTIAL COMMUNITIES
58,849 RESIDENTS IN
PRIMARY TRADE AREA

OFFERING SUMMARY



**361 CHELSEA CROSSROAD,
CHELSEA, AL 35043**

\$4,741,000
6.75% CAP RATE



GROSS LEASABLE AREA
5,921± SF



LOT SIZE
0.88± ACRES



YEAR BUILT
2024



NOI
\$320,000

LEASE SUMMARY

LEASE TYPE	Modified NNN
TENANT	FPMCM, LCC
ROOF & STRUCTURE	TENANT RESPONSIBLE FOR ROOF LANDLORD RESPONSIBLE FOR STRUCTURE
LEASE TERM	15 Years
RENT COMMENCEMENT	5/20/2024
RENT EXPIRATION	9/30/2039
INCREASES	2% Annual Increases
OPTIONS	Three, 5-Year

RENT SUMMARY

TERM	MONTHLY	ANNUAL
Year 1	\$26,667	\$320,000
Year 2	\$27,200	\$326,400
Year 3	\$27,744	\$332,928
Year 4	\$28,2989	\$339,587
Year 5	\$28,865	\$346,378
Year 6	\$29,442	\$353,306
Year 7	\$30,031	\$360,372
Year 8	\$30,632	\$367,579
Year 9	\$31,244	\$374,931
Year 10	\$31,869	\$382,430
Year 11	\$32,507	\$390,078
Year 12	\$33,157	\$397,880
Year 13	\$33,820	\$405,837
Year 14	\$34,496	\$413,954
Year 15	\$35,186	\$422,233
Option 1	\$35,890	\$430,678
Option 2	\$39,625	\$475,503
Option 3	\$43,749	\$524,994

*2% Annual Increases in Options

INVESTMENT HIGHLIGHTS

ACTUAL SITE



SECURE INCOME STREAM

- **15-Year Modified NNN Lease** – landlord solely responsible for structure
- **Rare 2% Annual Increases** – throughout base term and renewal options
- **Rare Dual Service Facility** – offering urgent care and physical therapy treatments
- **Corporate Guaranteed Lease** – one of the largest and fastest growing urgent care providers with 265+ locations
- **Brand New High-Quality Brick Construction** – latest prototype with expanded dual-service footprint
- **U.S. Urgent Care Centers Market to Reach \$135 Billion by 2030** – according to report by Grand View Research, Inc.



PROXIMITY

- **Serving 58,849 Residents in Primary Trade Area** – 20 miles to downtown Birmingham
- **Outparcel to Publix Anchored Center** – national tenants within Crossroads Center include Mavis Tire, Bojangles' and RaceTrac
- **Excellent Access and Visibility to 34,146 VPD** – along Highway 280 with direct access to Birmingham
- **High-Growth Market** – population increased 20% since 2010, one of the fastest growing cities in Alabama
- **\$152,977 Average Household Income** – within primary trade area
- **Positioned Along Major Regional Retail Artery** – close proximity to Walmart Supercenter, Winn-Dixie, Tractor Supply, Walgreens, McDonald's and Lowe's

ADDITIONAL PHOTOS



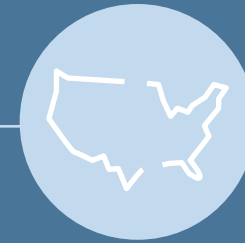
TENANT OVERVIEW

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 CHELSEA

POPULATION	3 MI	5 MI	7 MI
2023 Total	11,221	28,469	58,849
2010 Total	7,660	20,990	47,342
2000 Total	3,392	10,351	30,057
Total Daytime Population	8,734	23,778	52,796
HOUSEHOLDS	3 MI	5 MI	7 MI
2023 Total Households	4,104	10,465	22,247
INCOME	3 MI	5 MI	7 MI
2023 Median Income	\$93,579	\$105,681	\$110,038
2023 Average Income	\$117,495	\$143,830	\$152,977



REPRESENTATIVE PHOTO

DRONE FOOTAGE



SITE OVERVIEW

LOT SIZE

0.88±

ACRES

VPD

34,146

OFF HWY 280

PARKING

38

SPACES

NEARBY TENANTS

WALMART, PUBLIX, WINN-DIXIE, MAVIS TIRES, TRACTOR SUPPLY CO. AND MORE

DAYTIME POPULATION

52,796

TOTAL



CHELSEA, ALABAMA



CHELSEA

Chelsea, Alabama, is a rapidly growing city located in Shelby County, about 20 miles southeast of Birmingham. Known for its family-friendly atmosphere, excellent schools, and beautiful natural surroundings, Chelsea offers a blend of suburban and rural living. The city has experienced significant residential and commercial development in recent years, attracting new residents with its small-town charm and community-oriented spirit. Chelsea Park and other local recreational facilities provide ample opportunities for outdoor activities, making it an attractive destination for families and nature enthusiasts alike.

ATTRACTIONS



Chelsea, Alabama, offers several attractions that appeal to both residents and visitors. Chelsea Park is a popular destination, featuring sports fields, walking trails, and playgrounds. For nature enthusiasts, the nearby Oak Mountain State Park provides extensive hiking, biking, and fishing opportunities, along with beautiful scenic views. The Chelsea Corners Shopping Center and various local boutiques offer unique shopping experiences. Additionally, the Chelsea Historical Museum gives visitors a glimpse into the city's rich past. Annual events, such as the Chelsea Christmas Parade and ChelseaFest, add to the town's charm, making it a delightful place to explore.

EDUCATION



Chelsea, Alabama, is renowned for its excellent educational opportunities, making it an attractive destination for families. The city's public schools, part of the Shelby County School District, are highly regarded for their academic excellence, comprehensive extracurricular programs, and state-of-the-art facilities. Chelsea High School, Chelsea Middle School, and Chelsea Park Elementary School all contribute to a robust K-12 education system. Additionally, the city offers various educational enrichment programs, including community centers, libraries, and youth sports leagues, fostering a well-rounded learning environment. Proximity to higher education institutions in nearby Birmingham further enhances Chelsea's appeal as a family-friendly community focused on education.

ECONOMY



Chelsea, Alabama, boasts a dynamic economy characterized by its growth and diversification. The city's strategic location near Birmingham has spurred residential and commercial development, attracting businesses and boosting local employment. Retail centers, such as Chelsea Corners Shopping Center, contribute to the thriving local economy, providing a variety of shopping and dining options. Small businesses and family-owned enterprises flourish in Chelsea, supported by the community's strong sense of entrepreneurship. Additionally, the city's excellent schools and quality of life make it an attractive destination for new residents, further driving economic growth and development.

TRANSPORTATION



Chelsea, Alabama, benefits from its strategic location and well-developed transportation infrastructure, enhancing its connectivity and accessibility. Situated along U.S. Highway 280, Chelsea provides convenient access to Birmingham and other nearby cities, facilitating daily commutes and business travel. The city's road network is well-maintained, ensuring smooth and efficient transportation within and around the area. Public transportation options, although limited, are supplemented by ridesharing services, making it easy for residents and visitors to navigate the region. Additionally, the proximity to Birmingham-Shuttlesworth International Airport offers easy access to domestic and international flights, further boosting Chelsea's attractiveness as a well-connected suburban community.

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Accelerating success.



ACTUAL SITE

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