



New Construction
Single Tenant
Opportunity



26 Bolivar Drive
Bradford, PA 16701



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Top 5 Largest Urgent Care Operator | Large Parent Company • With more than 200 locations, the Tenant, WellNow Urgent Care, is the #4 largest urgent care operator in the nation and is one of the fastest growing with more than 55 locations added in 2022. The Tenant's parent company, The Aspen Group, is one of the nation's largest consumer healthcare support organizations and serves more than 8 million patients each year. The Tenant provides these healthcare services and treatments at the Property: on-site X-rays, virtual care, lab testing, physicals, COVID-19 PCR testing, sprains, burns, lacerations, colds, allergies, and Occupational medicine services.

Dr. John Radford founded Five Star Urgent Care in 2011 in order to provide communities with the kind of quality, walk-in urgent care he saw was lacking while he served as an ER doctor. Patients quickly appreciated this new addition to their healthcare services, and Dr. Radford became committed to serving more communities.

In 2018, Five Star Urgent Care rebranded as WellNow Urgent Care to better reflect their mission of offering the care you need with the convenience you crave for all non-life-threatening injuries and illnesses. With new center openings, and the acquisitions of MASH and Hometown Urgent Care, their footprint has grown to 85+ locations throughout New York, Ohio, Illinois, and Michigan.

Organic growth, acquisitions, and partnerships, like the joint venture with St. Peter's Health Partners, has contributed to WellNow being one of the top 10 urgent care providers in the U.S. Regardless of how fast they grow and intend to keep their promise of being remarkable healthcare at its most convenient. WellNow centers are open daily for walk-ins or check-ins, as early as 7:00 a.m. until as late as 11:00 p.m., with 24/7 virtual care – to help you and your family get well...well, now.

List Price: \$2,305,839

NOI: \$144,115

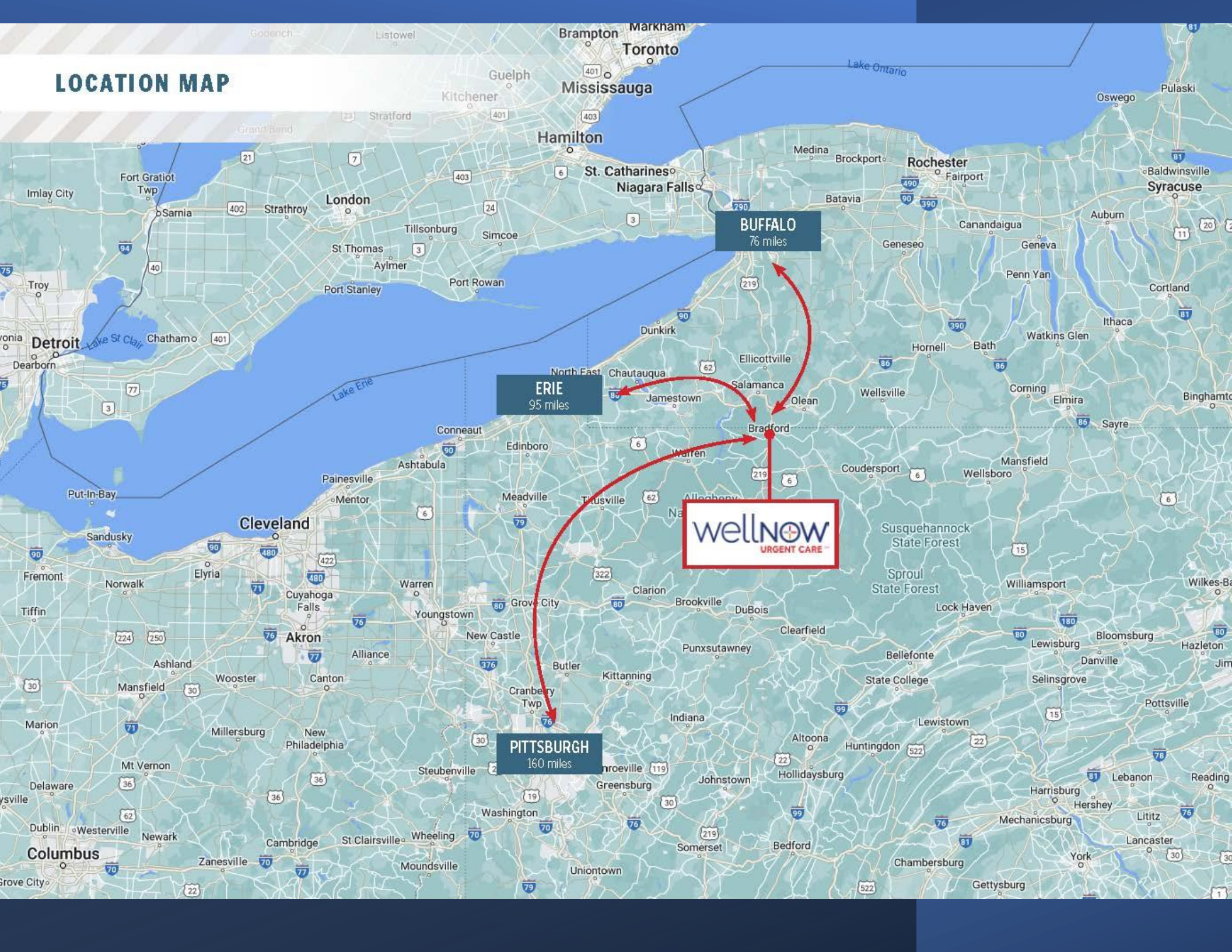
CAP RATE: 6.25%

| | |
|------------------------------|---|
| Property Type | Single Tenant Medical Office |
| Lease Type | Fee Simple |
| Year Built | 2022 |
| Building Area | 3,515 Square Feet |
| Parcel Size | 0.47 Acres |
| Parcel ID | 007-012527 |
| Tenant | ASP UC Support, LLC |
| Lease Type | Double Net |
| Lease Expiration Date | July 31, 2032 |
| Lease Term | 10 years |
| Initial Annual Rent | \$144,115 |
| Renewal Options | Four 5-year Option Periods |
| Rental Increases | 8% increase after year 5 and each option |

Annualized Operating Data

| | Start | End | Term | Rent |
|-------------|---------|---------|--------|-----------|
| Years 1-5 | 7/20/22 | 7/31/27 | | \$144,115 |
| Years 6-10 | 8/1/27 | 7/31/32 | | \$155,644 |
| Years 11-15 | 8/1/32 | 7/31/37 | Option | \$168,087 |
| Years 16-20 | 8/1/37 | 7/31/42 | Option | \$181,550 |
| Years 21-25 | 8/1/42 | 7/31/47 | Option | \$196,067 |
| Years 26-30 | 8/1/47 | 7/31/52 | Option | \$211,744 |

LOCATION MAP





US Hwy 219
± 13,405 VPD

Bradford Mall Shopping Center
1.3M Annual Visits

Dunham's

#15 in the Nation

ANYTIME FITNESS

Top 12% in the Nation

TRACTOR SUPPLY CO.

Top 25% in the State

SHEETZ

Top 15% in the Nation

(Rankings by Visitor Count via Placer.ai)

Walmart

1.8M Annual Visits
(Placer.ai)

BIG LOTS!

Dunham's

UPMC
LIFE CHANGING MEDICINE

ALDI

DOLLAR GENERAL

verizon

Label \$HOPPER

ANYTIME FITNESS

DOLLAR TREE

TACO BELL

MONRO

Goodwill

enterprise

Edward Jones

SHOE DEPT. ENCORE

AMERICAN REFINING GROUP INC.

TRACTOR SUPPLY CO.

SHEETZ

BURGER KING

Crosby's

Tim Hortons

wellnow
URGENT CARE

Mary's Bakery

Auto Zone

TOYOTA



State Hwy 346
± 10,841 VPD

Foster Brook Park



E Main St
± 8,707 VPD



Contacts



Cameron Group was established in 2001 to develop, acquire, lease and manage real estate throughout the United States. Privately owned in Syracuse, NY the company has made a commitment to developing a portfolio of successful projects including retail shopping centers, mixed use properties, medical offices, commercial offices, hospitality, industrial and warehouse facilities and residential projects.

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