



REPRESENTATIVE PHOTO. NOT ACTUAL SITE.

FAST PACE HEALTH

421 SOUTH MAIN STREET | GOODLETTSVILLE (NASHVILLE MSA), TN 37072



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LISTED BY:

BRIAN BROCKMAN - BROKER

Bang Realty-Tennessee Inc
513-898-1551
bor@bangrealty.com
Lic #343847

IN ASSOCIATION WITH:

KAVEH EBRAHIMI
Co-Founder & Managing Partner
805-889-7837
Kaveh@AiCREPartners.com
Lic #01896322



DISCLAIMER:

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PROPERTY 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 421 South Main Street in Goodlettsville (Nashville MSA), TN.

This asset is backed by a corporate-guaranteed, absolute NNN (Modified) lease with approximately 14 years of initial term remaining, ensuring zero landlord responsibilities and stable income. The lease includes 2% rental increases annually 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 East Main Street in the heart of Hendersonville's established retail corridor, this 3,600 SF building 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.

PRICE	\$3,638,052
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CAP RATE	5.75%
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NOI	\$209,188.08
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PRICE PER SF	\$1,010.57
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GUARANTOR	Corporate
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ADDRESS	421 South Main Street Goodlettsville (Nashville MSA), TN
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COUNTY	Davidson
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BUILDING AREA	3,600 SF
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LAND AREA	0.87 AC
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YEAR BUILT	2025
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PROPERTY 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** - Approximately 13 years remaining on a corporate-guaranteed lease with 2% annual rental increases (including options) 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. The tenant self-maintains the property and is responsible for paying real estate taxes directly to the taxing authorities, as well as maintaining and paying all required insurance premiums.
- **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 shift toward affordable, convenient care alternatives to ERs and traditional physicians.
- **STRATEGIC NASHVILLE MSA LOCATION** - The property is located in Goodlettsville, one of Nashville's most established northern suburbs, just minutes from Downtown Nashville via Interstate 65. Its location provides access to one of the fastest-growing metropolitan economies in the Southeast while serving both Davidson and Sumner Counties.
- **EXCELLENT REGIONAL ACCESSIBILITY** - Situated along South Main Street (US-31W) and within minutes of Interstate 65, the property enjoys exceptional visibility and accessibility for residents, commuters, and employers throughout the North Nashville trade area. The location benefits from strong daily traffic and convenient regional connectivity.



 S MAIN ST | 16,490 VPD

 RIVERGATE PKWY | ±9,900 VPD



- **STRONG SYNERGY WITH NATIONAL RETAILERS** - The immediate trade area includes numerous national retailers and service providers, including, while the broader RiverGate commercial district features major national retailers, grocery stores, restaurants, and daily-needs shopping that drive consistent consumer activity.
- **BENEFICIARY OF NASHVILLE'S POPULATION & EMPLOYMENT GROWTH** - As part of the Nashville Metropolitan Statistical Area, Goodlettsville continues to benefit from strong regional population growth, corporate relocations, and job creation, supporting increasing demand for outpatient healthcare services.
- **CORPORATE EMPLOYMENT HUB** - Goodlettsville is home to the corporate headquarters of Dollar General, along with major employers including Tyson Foods and Associated Wholesale Grocers. These employers provide a substantial daytime workforce that supports demand for convenient urgent care and primary healthcare services.
- **DENSE RESIDENTIAL TRADE AREA** - The surrounding community features an established residential base with nearly 18,000 city residents while serving a much larger North Nashville trade area extending into Davidson and Sumner Counties, providing a broad and diverse patient base.
- **CONTINUED INDUSTRIAL & EMPLOYMENT EXPANSION** - Goodlettsville continues to attract industrial and logistics investment, including the 352,000+ square-foot Constellation Goodlettsville 65 industrial development. New employment centers support daytime population growth and create additional demand for retail and outpatient healthcare services.
- **HIGH-BARRIER INFILL LOCATION** - Unlike many suburban markets requiring greenfield development, the property occupies an established infill location within a mature commercial corridor where future development opportunities are increasingly limited, enhancing the long-term value of well-located healthcare real estate.
- **MISSION-CRITICAL OUTPATIENT HEALTHCARE FACILITY** - The property is occupied by Fast Pace Health Urgent Care - Goodlettsville - TN, one of the nation's leading rural and suburban urgent care operators. The clinic's strategic location within an established healthcare corridor, combined with complementary medical providers, national retailers, and excellent transportation access, positions the property as a mission-critical healthcare destination serving the rapidly growing North Nashville market.



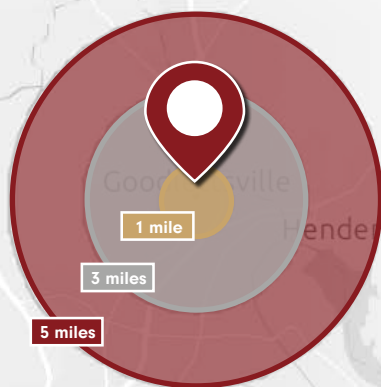
LEASE SUMMARY



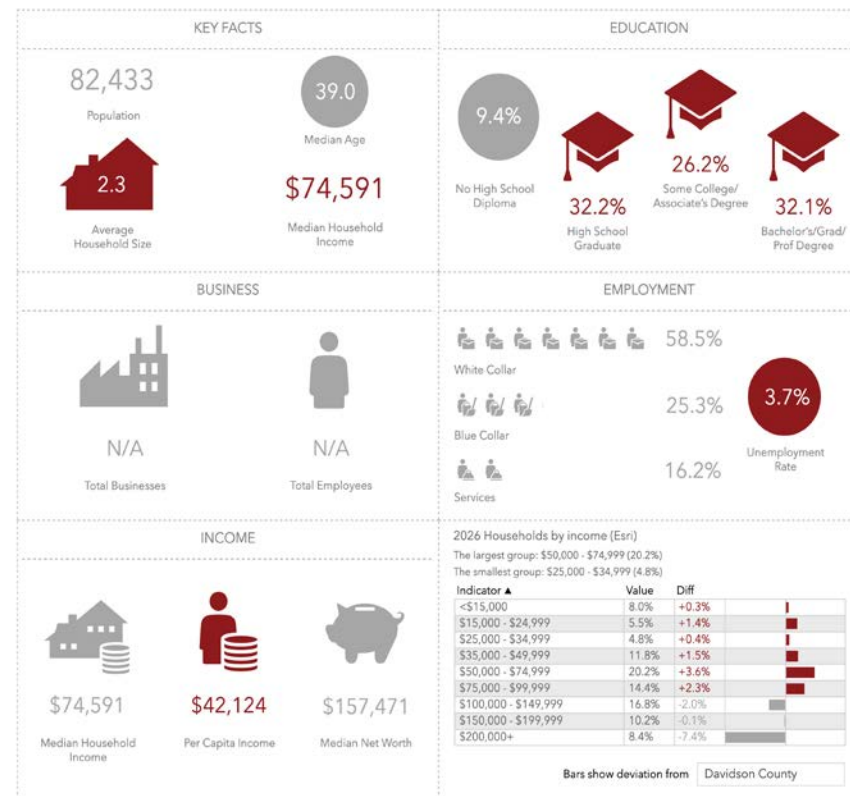
TENANT	Fast Pace Health
PREMISES	A Building Consisting of 3,600 SF
LEASE COMMENCEMENT	9/12/2024
LEASE EXPIRATION	9/30/2039
LEASE TERM REMAINING	~13 Years
RENEWAL OPTIONS	3 x 5 Year
RENT INCREASES	2% Annually
LEASE TYPE	NNN (Modified)
USE	Medical Urgent Care
SF/LOT SIZE	3,600 SF/0.87 AC
RENT PER SF	\$56.96

RESPONSIBILITIES	TENANT	LANDLORD
PROPERTY TAXES	X	
INSURANCE	X	
COMMON AREA	X	
ROOF	X	
STRUCTURE/LOAD BEARING WALLS/ FOUNDATION		X
PARKING LOT	X	
REPAIRS & MAINTENANCE	X	
HVAC	X	
UTILITIES	X	
SEWER/PLUMBING OUTSIDE BUILDING CONNECTION		X

LOCATION HIGHLIGHTS



5 MILE SUMMARY



2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,516	30,297	82,433
Households	2,456	12,781	34,969
Families	1,291	7,613	20,206
Average Household Size	2.23	2.36	2.34
Owner Occupied Housing Units	892	6,922	18,574
Renter Occupied Housing Units	1,564	5,859	16,395
Median Age	36.5	38.9	39.0
Median Household Income	\$63,377	\$72,062	\$74,591
Average Household Income	\$82,151	\$98,938	\$99,067



GOODLETTSVILLE TENNESSEE

Located approximately 15 miles north of downtown Nashville, Goodlettsville offers an attractive combination of small-town charm, regional accessibility, and a thriving commercial environment within the Nashville metropolitan area. Strategically positioned along Interstate 65 with convenient access to Interstate 24 and Vietnam Veterans Boulevard (State Route 386), the city serves as an important gateway between Nashville and rapidly growing communities throughout Middle Tennessee. Its central location, established business districts, and proximity to Nashville International

Airport make Goodlettsville an appealing destination for residents, employers, and visitors alike.

Goodlettsville features a diverse mix of retail, healthcare, hospitality, and service-oriented businesses centered along Main Street and the RiverGate commercial corridor, one of the region's largest shopping destinations. The city is also home to numerous parks, greenways, and recreational amenities, including Moss-Wright Park, one of Middle Tennessee's premier community parks offering athletic facilities, walking trails, playgrounds, and year-round community events. Historic Mansker's Station, the Bowen-Campbell House, and annual events such as Heritage Day celebrate the city's rich

history while fostering a strong sense of community.

As the Nashville region continues to experience sustained population and employment growth, Goodlettsville has benefited from ongoing commercial reinvestment and strategic infrastructure improvements. The city's business-friendly environment, established consumer base, and excellent transportation connectivity continue to support new investment while preserving its historic character. With access to one of the nation's strongest regional economies, Goodlettsville remains well positioned for long-term residential, commercial, and economic growth.

NASHVILLE TENNESSEE

Nashville has emerged as one of the nation's premier healthcare markets, combining exceptional population growth with one of the strongest healthcare economies in the United States. Recognized as the nation's healthcare capital, the metro is home to hundreds of healthcare companies, including many of the country's largest hospital operators, physician management firms, and healthcare technology companies. This concentration of industry leaders has created a highly educated workforce, sustained employment growth, and long-term demand for quality medical services across the region.

Driven by continued in-migration, a diverse economy, and expanding suburban communities, Nashville benefits from a growing patient base seeking convenient, accessible healthcare options. The city's strategic location at the intersection of Interstates 40, 65, and 24 provides excellent regional connectivity, while its strong residential growth continues to fuel demand for outpatient medical facilities. As healthcare increasingly shifts toward lower-cost, consumer-focused settings, urgent care centers have become an essential component of Nashville's healthcare infrastructure, offering walk-in access that complements traditional physician offices and hospital systems.

Supported by a resilient economy, nationally recognized healthcare institutions, and one of the fastest-growing metropolitan areas in the Southeast, Nashville continues to offer an attractive environment for healthcare real estate investment. The combination of strong demographics, expanding employment, and sustained demand for outpatient services positions the market for continued long-term growth, making it an ideal location for mission-critical healthcare assets.



Buck's
ARBEQUE

SONIC

Starbucks

jiffy lube

fastpace health

B's

Dillard's

TARGET

Chick-fil &

chili's

MIDAS

McDonald's

Red Lobster

SEVEN 7 BREW

Firestone

Guitar Center

DICKERSON PIKE | 17,344 VPD

BAM!
BOOKS-A-MILLION

HOBBY LOBBY

Burlington

dd's DISCOUNTS

Office DEPOT

OUTBACK STEAKHOUSE

CAMPERO

cicis

DOLLAR GENERAL

BR

Shrimp & Pasta

Lowe's

Walmart

Kroger

Auto Zone

KFC

PAPA JOHN'S

BOOT BARN

Kroger

KFC

Wendy's

Waffle House

SEVEN 7 BREW

SUBWAY

McDonald's

TACO BELL

Walmart

SPROUTS FARMERS MARKET

FIVE GUYS
BURGERS and FRIES

Gabe's

COOK OUT

TACO BELL

DOLLAR GENERAL

ZAXBY'S

I-65 | 92,864 VPD

BEST BUY

TARGET

PETCO

HomeGoods

Kroger

ROSS DRESS FOR LESS

CRUNCH FITNESS

SHOE CARNIVAL

STAPLES

KOHL'S

Tanera

ULTA BEAUTY

PUCKETT'S RESTAURANT

Taco Bell

Chick-fil &

Starbucks COFFEE

COSTCO WHOLESALE

VIETNAM VETERANS BLVD | 64,586 VPD

DG market

McDonald's

DOLLAR TREE

DUNKIN'

SONIC

84 LUMBER

PICKLEBALL KINGDOM

Waffle House

Academy SPORTS+OUTDOORS

DISCOUNT TIRE

DICK'S

ROOMS TO GO

DAVID'S

OLD NAVY

CARMAX

DOLLAR TREE

SHIPLEY'S

ACE Hardware

Little Caesars

WORKOUT ANYTIME

PET SMART

HIBBETT SPORTS

9

OLIE'S OUTLET

TWIN PEAKS

HARBOR FREIGHT

Rainbow

CYCLE GEAR

LONGHORN

DXL

Big & Tall

NORTHERN TOOL + EQUIPMENT

Pizza Hut

TJ-maxx

ANYTIME FITNESS

Famous Footwear

Dutch Bros

Olive Garden

POPEYES

Steak 'n Shake

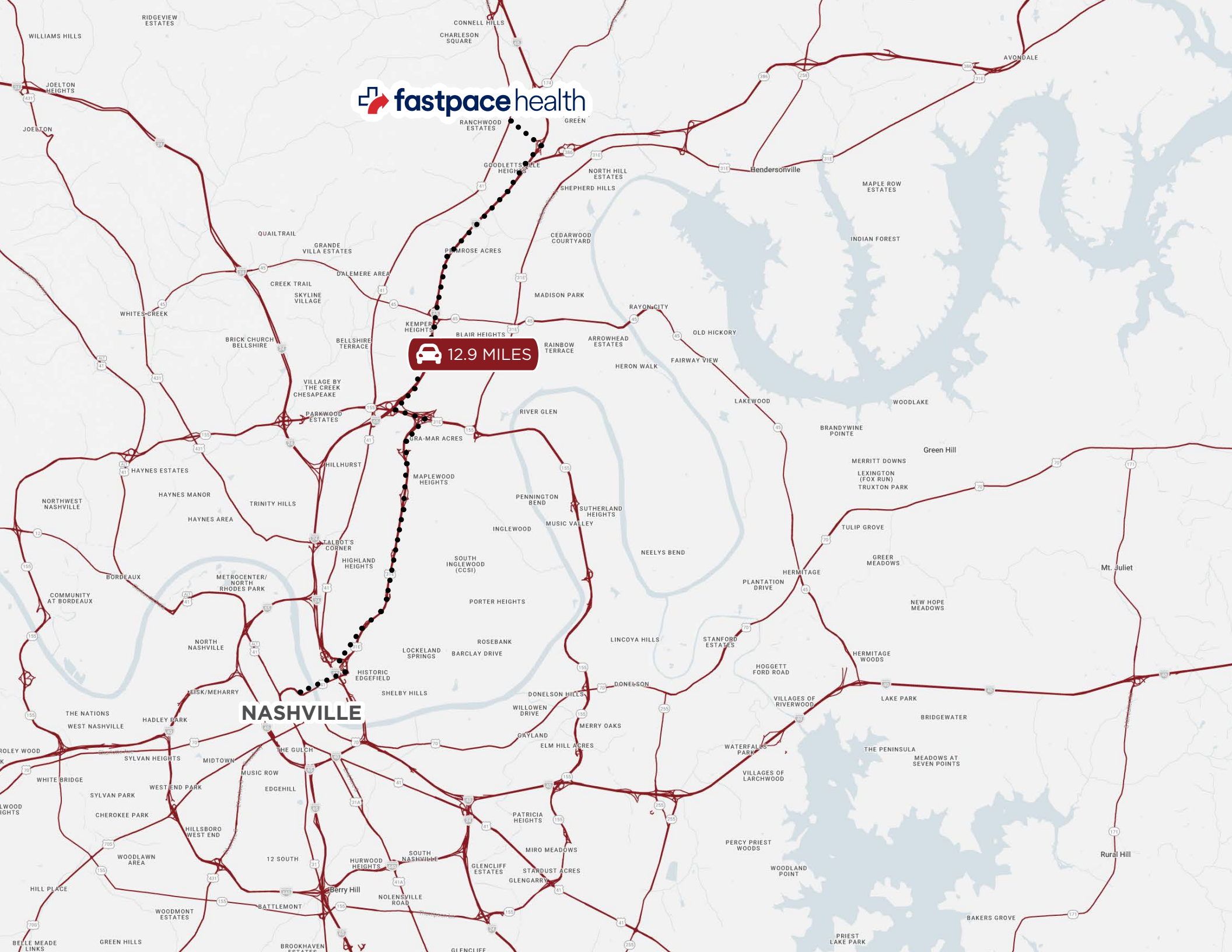
Wendy's

Dominos



 12.9 MILES

NASHVILLE

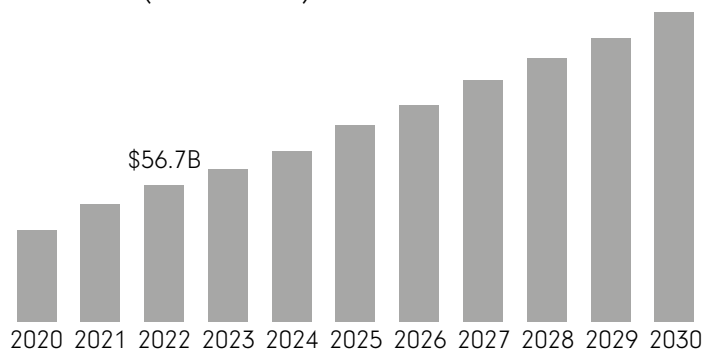


URGENT CARE MARKET UPDATE



The U.S. urgent care centers market size was valued at \$56.7 billion in 2022 and is expected to expand at a compound annual growth rate (CAGR) of 10.9% 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 Grand View Research/Market Analysis Report.

U.S. URGENT CARE CENTERS MARKET 2020-2030 (USD Billion)



10.9%

U.S. Market CAGR,
2023-2030



TENANT GUARANTEE & 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.

MEDICAL
INDUSTRY

URGENT CARE CLINIC
SPECIALTY

FRANKLIN, TN
HEADQUARTERS

295
LOCATIONS

2,495
OF EMPLOYEES

2009
YEAR FOUNDED

FASTPACEHEALTH.COM
WEBSITE



LISTED BY:

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Lic #343847



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Lic #01896322

