



Medic One

RARE SMALL PRICE POINT MEDICAL ASSETS – INSULATED BUSINESS MODEL

KENNETT, MO



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Missouri Broker #2019035835



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Available for Purchase Individually or Together

PORTFOLIO PRICING		
Price		\$2,412,960
Capitalization Rate		7.50%
Stabilized Income		
Scheduled Rent		\$180,972
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$180,972

The subject Medic One may be purchased individually or in conjunction with the other locations. Contact Agent for details and portfolio availability.



MEDIC ONE
Harrisburg, AR
Price: \$288,000 | Cap Rate: 7.50%

[View Property Here](#)



MEDIC ONE
Trumann, AR
Price: \$299,000 | Cap Rate: 7.50%

[View Property Here](#)



MEDIC ONE
Walnut Ridge, AR
Price: \$432,000 | Cap Rate: 7.50%

[View Property Here](#)



MEDIC ONE
Poplar Bluff, MO
Price: \$1,000,000 | Cap Rate: 7.50%

[View Property Here](#)

Medic One

1095 COMMERCE DR, KENNETT, MO 63857 

\$394,000

PRICE

7.50%

CAP RATE

NOI	\$29,568
LEASE TYPE	NN
LEASE TERM	8+ Years
BUILDING SIZE	2,016 SF
LAND AREA	0.60 AC



Mission-Critical Emergency Response Base

With **2% annual increases** commencing January 1, 2029, this facility supports long-term cash flow growth. **Situated along a key traffic corridor**, the site **serves as a vital hub** for Medic One's ability to reach surrounding communities quickly and effectively.



Passive Investment Opportunity

- **Mission Critical Facility:** Company holds exclusive ambulance contract for the county
- **Minimal Landlord Obligations:** The NN lease shifts CAMs, taxes, insurance, utilities, and routine repairs to the tenant. Landlord responsibilities are limited solely to structural integrity and HVAC replacement upon failure.
- **Custom Facility:** Unit includes beds, bathrooms, laundry, backup generators, is HIPPA compliant, etc.

Mission-Critical Location

- **Critical Use:** Operated by Medic One, LLC, the site supports the company's mission to expand coverage through strategically placed ambulance bases.
- **Strengthened Coverage Area:** Positioned to efficiently serve Kennett and surrounding communities, the facility is a cornerstone in Medic One's emergency response network.
- **Established Operator:** With more than 15 active locations across Arkansas and Missouri, Medic One is a trusted, embedded provider with deep ties to the communities it serves.

CURRENT		
Price		\$394,000
Capitalization Rate		7.50%
Building Size (SF)		2,016
Lot Size (AC)		0.60
Stabilized Income		
Scheduled Rent		\$29,568
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$29,568

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Medic One, LLC
Lease Type	NN
Lease Term	8+ Years
Rent Increases	2% Annual in Year 6
Rent Commencement	1/1/2024
Options	One, 5-Year
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Landlord's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
Medic One, LLC	2,016	1/1/2024	12/31/2028	\$29,568	\$2,464	\$29,568
	2% Increase	1/1/2029	12/31/2029		\$2,513	\$30,159
	2% Increase	1/1/2030	12/31/2030		\$2,564	\$30,763
	2% Increase	1/1/2031	12/31/2031		\$2,615	\$31,378
	2% Increase	1/1/2032	12/31/2032		\$2,667	\$32,005
	2% Increase	1/1/2033	12/31/2033		\$2,720	\$32,645
	Option 1	1/1/2034	12/31/2034		\$2,775	\$33,298
	Option 1	1/1/2035	12/31/2035		\$2,830	\$33,964
	Option 1	1/1/2036	12/31/2036		\$2,887	\$34,644
	Option 1	1/1/2037	12/31/2037		\$2,945	\$35,336
	Option 1	1/1/2038	12/31/2038		\$3,004	\$36,043
TOTALS:	2,016			\$29,568	\$2,464	\$29,568

LEGEND



Property
Boundary

2,016

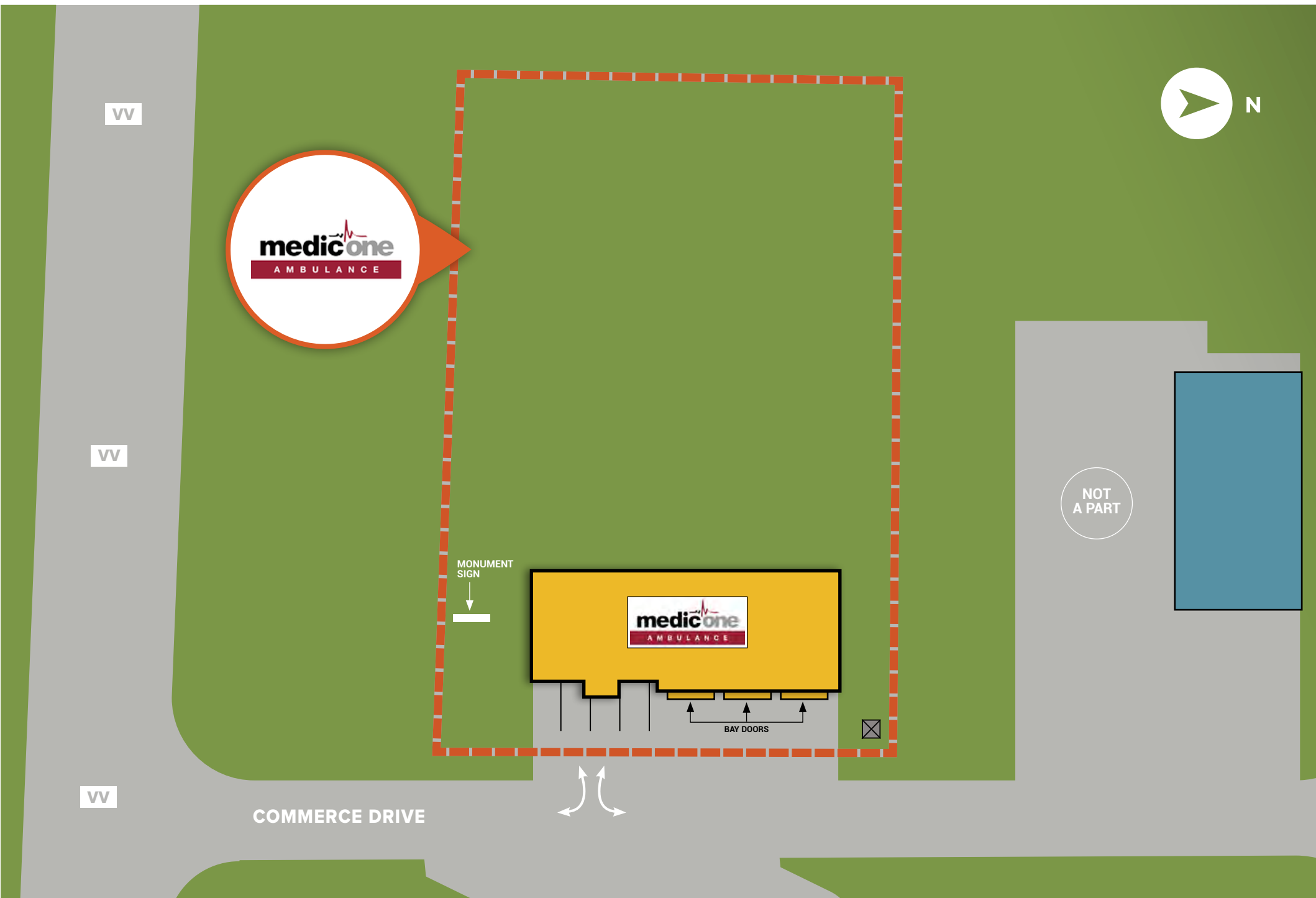
Rentable SF

0.60

Acres



Egress



24/7 Emergency and Non-Emergency Care



15 Locations

ACROSS ARKANSAS AND
MISSOURI



Operations & Services

- Medic One, part of WLRC Medical, delivers 24/7 emergency and non-emergency ambulance transport across Arkansas and Missouri
- Crews are trained in Advanced Life Support (ALS) and equipped with modern life-saving technology for high-quality patient care
- Services include emergency response, inter-hospital transfers, wheelchair transport, and medical coverage for community events
- The company prioritizes rapid response times by expanding its fleet and bases throughout its service area

Community & Partnerships

- Headquartered in Jonesboro, Arkansas, Medic One operates more than 15 locations across Northeast Arkansas and Southeast Missouri
- The Community Care Partner Program reduces or eliminates ambulance transport costs for Medicare recipients, privately insured patients, and the uninsured
- The program caps out-of-pocket costs for basic and advanced life support, ensuring afford-ability and predictability
- Medic One also supports community health by offering training for healthcare providers and public education initiatives

[Tenant Website](#) 



	GOVERNMENT OFFICE
	ELEMENTARY/ MIDDLE SCHOOL
	HIGH SCHOOL
	GOLF COURSE
	SPORTS COMPLEX

Ring Radius Population Data*

	1-MILE	3-MILES	5-MILES
2024	4,024	9,785	11,278

Ring Radius Income Data*

	1-MILE	3-MILES	5-MILES
Average	\$60,057	\$66,689	\$68,933
Median	\$47,594	\$48,997	\$51,198

*Population & household income data sourced from CoStar

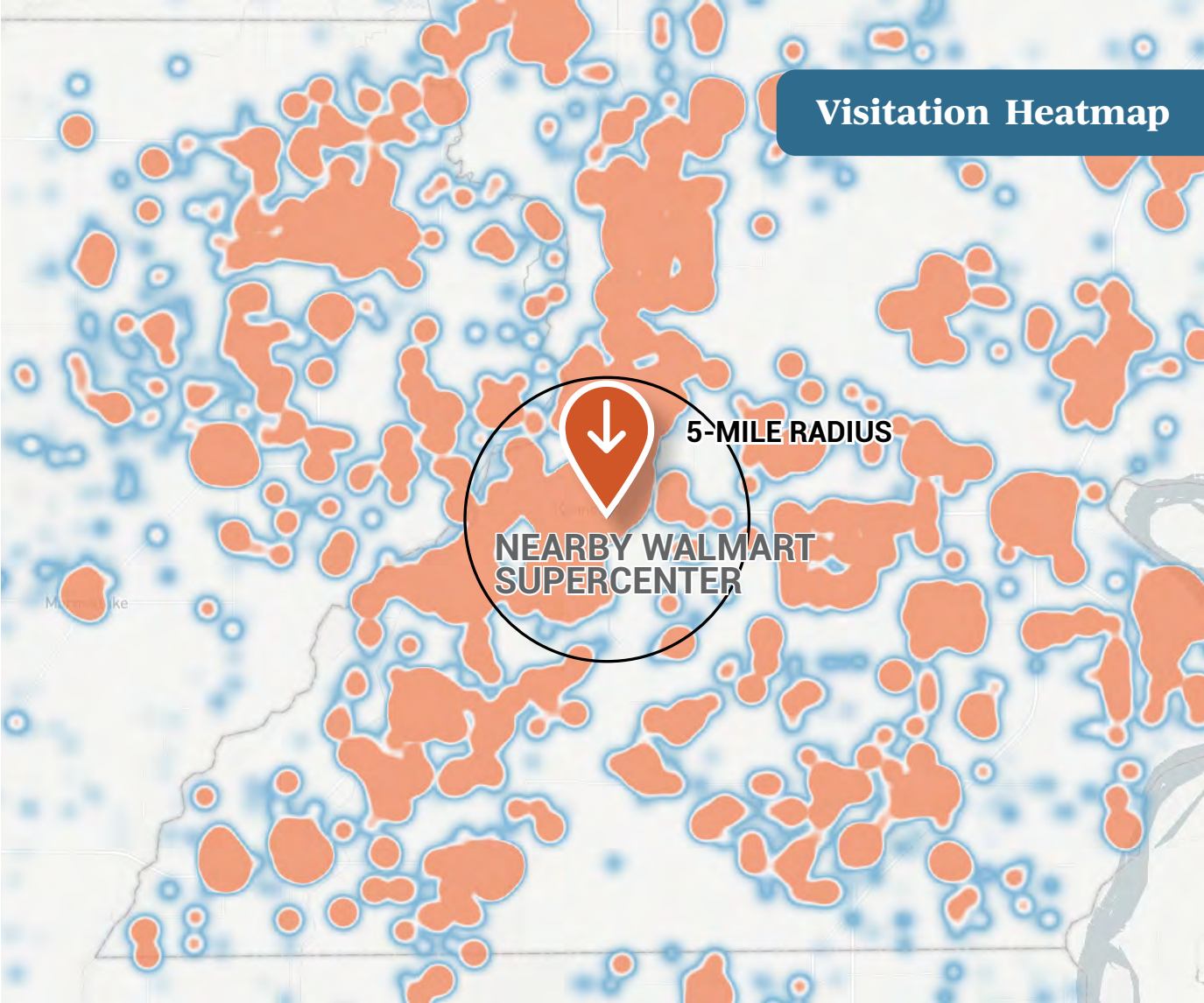
Just 2.1 miles from Medic One, **the nearby Walmart Supercenter** in Kennett receives an **average visit frequency of 17.25 visits** in the last 12 months, drawing consistent foot traffic near the subject property

2.1M Visits

OVER PAST 12 MONTHS
AT THE NEARBY WALMART
SUPERCENTER

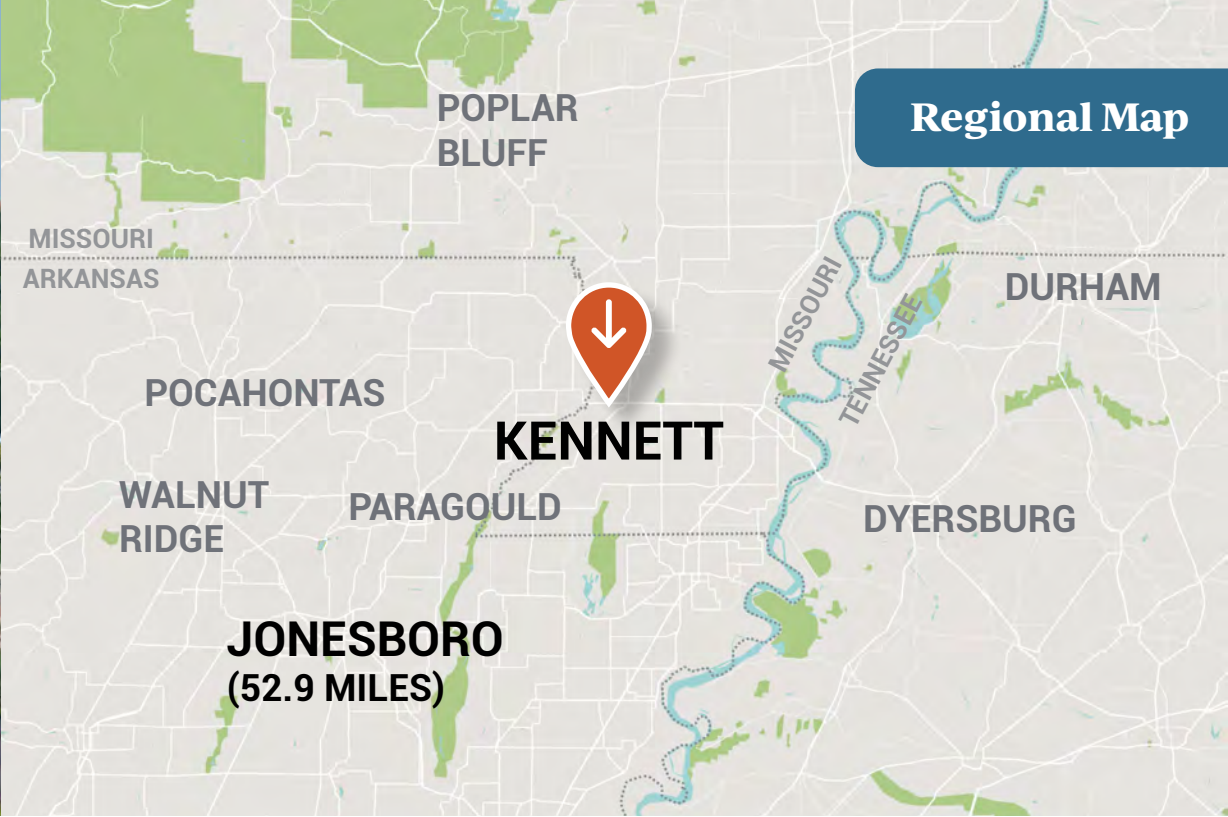
32 Minutes

AVERAGE DWELL TIME AT
THE NEARBY WALMART
SUPERCENTER



The shading on the map above shows the **home location of people who visited the nearby Walmart Supercenter over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



Kennett, MO

AN AGRICULTURAL POWERHOUSE



27,002

DUNKLIN COUNTY
ESTIMATED

About Kennett

- Kennett is the largest city and county seat of Dunklin County, located in the southeastern region of Missouri, served by U.S. Route 412 and Missouri Route 25
- Its origins began as an early Native American village and today is known as the hometown of Grammy Award-winning artist, Sheryl Crow
- Positioned near the Arkansas border, approximately 20 miles from Paragould, AR, and 110 miles north of Memphis, TN
- Home to many educational opportunities, from its AAA-rated public school system, to its Career and Technology Center, Three Rivers College, and local campus of Southeast Missouri State

Business & Industry

- Agriculture is the backbone of the economy, (particularly cotton, soybeans, and rice), and healthcare, retail, and education provide additional employment
- Kennett serves as a service hub for surrounding rural communities, with regional medical facilities and shopping options



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