

**INVESTMENT  
OPPORTUNITY**



## **KIDS STREET URGENT CARE**

2264 NW 43rd St, Gainesville, FL 32606



**HELIOS**  
INVESTMENT SERVICES



# Contents

- 03** Investment Summary
- 04** Property Overview
- 05** Investment Highlights
- 06** Location Gainesville, FL
- 12** Financial Overview
- 13** Tenant Overview
- 14** Location Highlights

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**HELIOS**  
INVESTMENT SERVICES

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# Investment Summary



Helios Investment Services, as exclusive investment sales advisor to seller, is pleased to offer the opportunity to acquire Kids Street Urgent Care in Gainesville, FL.

The property features a newly constructed 3,600 SF urgent care facility at the Southwest corner of NW 23rd Ave and NW 43rd St in Gainesville, FL. The property comes with a brand new 15-year triple net (NNN) lease with 10% increases every 5 years throughout the primary term and renewal options. The property greatly benefits from its exposure to this high traffic intersection which sees over 46,500 VPD. This site is strategically located near HCA North Florida Hospital which is a 532-bed full service medical and surgical acute center serving North central Florida. The site is also shadow anchored by multiple grocery anchored centers Publix, The Fresh Market, and Thornebrook Shopping Center. Additionally, a brand new 11,000 SF daycare facility is being constructed which will create a built-in customer base for this clinic. Also, this clinic does take adult patients in addition to children.

KidsStreet Urgent Care is a growing operator of pediatric urgent care clinics across the Southeastern US. They offer services for general illnesses, injuries, infections, and other ailments. In addition to the extensive services that child-focused urgent care clinics offer, you can also receive lab testing in-house. KidsStreet is part of the Main Street Urgent Care network. MainStreet has over 63 facilities in operation located throughout the Southeastern US. The lease signed by the parent company.



**\$2,430,000**  
LIST PRICE



**5.35%**  
CAP RATE



**\$130,000**  
NOI



**NNN**  
LEASE TYPE



# Property Overview



<b>Address:</b>	2264 NW 43rd St, Gainesville, FL 32606
<b>List Price:</b>	\$2,435,000
<b>Guarantor:</b>	Corporate
<b>Tenant:</b>	Rural Urgent Care, LLC
<b>Primary Lease Term:</b>	15 Years
<b>Lease Term Remaining:</b>	15 Years
<b>Lease Expiration:</b>	6/30/2039
<b>Rental Increases:</b>	10% Every 5 Years
<b>Renewal Options:</b>	Four, 5-Year
<b>Building Area:</b>	3,600 SF
<b>Land Area:</b>	0.34 AC
<b>Year Built:</b>	2024
<b>Lease Type:</b>	NNN
<b>Ownership:</b>	Fee Simple (Land & Building)
<b>LL Responsibilities:</b>	(Roof & Structure, T Reimburses)



# Investment Highlights



## » PREMIER MEDICAL TENANT

KidsStreet Urgent Care is one of the top operators of pediatric urgent care clinics with locations in AL, GA, FL, and NC. KidsStreet is a part of the MainStreet network which operates over 63 clinics throughout the Southeast.

## » BRAND NEW 15-YEAR LEASE W/ RENTAL INCREASES

Urgent Care is operating on a brand new 15-year NNN lease providing truly passive long term cash flow. The lease features 10% increases every 5 years providing a strong hedge against inflation.

## » EXCELLENT RETAIL SYNERGY

This property is across the street from Millhopper Shopping Center (Publix anchored 80,201 SF retail center), The Marketplace (Fresh Market anchored 90,762 SF retail center), and Thornebrooke Village (82,27 SF office/retail center).

## » PRIME HIGH TRAFFIC LOCATION

Located at the signalized intersection of NW 23rd Ave and NW 43rd St which sees approximately 46,500 VPD.

## » DENSELY POPULATED & GROWING TRADE AREA

There are approximately 170,457 people living within 5 miles which is projected to grow to 175,689 within next 5 years providing a large and reliable customer base. Furthermore, over three thousand new residential units were created in Gainesville, FL between 2020 and 2023.

## » HIGH GROWTH INDUSTRY

The U.S. Urgent Care is valued at \$56.7 Billion in 2022 and is expected to expand at a CAGR of 10.99% 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).

## » NEAR HCA NORTH FLORIDA

Located less than 3 miles away from HCA Florida North Florida Hospital; a 510-bed, full-service medical and surgical acute care center serving North Central Florida since 1973.

## » INCOME TAX FREE STATE

Florida is an income tax free state.

## » PART OF NEW RETAIL DEVELOPMENT

This is part of a brand-new retail development with Cox Communications, Children's Courtyard (Coming Soon), along with another medical concept likely.



# Location Gainesville, FL



Gainesville is a city in northern Florida. It's known for the University of Florida. Recently, Gainesville, in the state of Florida, was listed as one of the fastest growing cities in the entire United States. With an incipient development in various areas such as tourism, health, education and infrastructure, it stands as a real alternative to the already known Orlando and Miami. Gainesville, located 336 miles north of Miami and 112 miles from Orlando, has successfully emerged as a leading epicenter of economic and population growth in the United States. With a unique combination of a vibrant academic community, thriving business development, and an enviable

quality of life, this city has managed to stand out as one of the most attractive destinations for those seeking educational and employment opportunities, and a prosperous environment.

Gainesville is home to the University of Florida (UF), one of the most recognized and prestigious academic institutions in the country, and ranked among the top 5 state universities in the US. This institution, together with other universities and colleges in the region, has created an environment conducive to innovation and research. Collaboration between the academic and business worlds has been essential for the economic growth of the city, fostering the creation of technology companies, the development of

**ONE OF THE FASTEST GROWING JOB MARKETS IN THE COUNTRY**

**ONE OF AMERICA'S FASTEST GROWING BIG CITIES IN THE COUNTRY...**

new industries and the attraction of talent. This phenomenon has also made the city fertile ground for real estate that seems essential for this type of community, such as modern and comfortable university residences for students. Gainesville has experienced significant economic diversification in recent years. While the local economy has historically been centered on agriculture and the logging industry, the city has managed to diversify its economic base. It has become a hub of innovation and entrepreneurship, with a growing number of startups and technology companies establishing themselves in the area. In addition, the presence of important sectors such as health care and biotechnology has contributed to the economic dynamism of the region.



**KIDS Street URGENT CARE**

Devil's Millhopper Geological State Park

**THE HOME DEPOT** **TSC TRACTOR SUPPLY CO** **SUBWAY**

Ironwood Golf Course

Gainesville Regional Airport

**Publix** **PETSMART**  
**THE FRESH MARKET** **CVS pharmacy** Bank of America  
**Arby's** **Jenny Holm's SUBS** **PAPA JOHN'S** **FIVE GUYS** **USPS.COM**

**LOWE'S** **ROSS DRESS FOR LESS** **Checkers** **McDonald's**  
**Burlington** **GOODWILL** **Winn-Dixie**  
**DOLLAR TREE** **planet fitness** **BIG LOTS!** **HIBBETT SPORTS** **FIVE BELOW**

19,310 VPD

27,275 VPD

North Florida Medical Center

121

**BEN HILL GRIFFIN STADIUM**

441

20

**Walmart**

222

**THE OAKS MALL**  
**JCPenney** **Dillard's** **Buckle** **SHOE CARNIVAL**  
**belk** **Lids** **Banter** **Rainbow**  
**HOT TOPIC** **FINISH LINE** **FOREVER 21**  
**HOLLISTER CALIFORNIA** **fye** **AMERICAN EAGLE OUTFITTERS** **H&M**

Mark Bostick Golf Course

**UF UNIVERSITY of FLORIDA**

**Publix** **Rainbow**  
**HIBBETT SPORTS** **FAMILY DOLLAR**  
**CITITRENDS** **POPEYES LOUISIANA KITCHEN**

26

UF Health Shands Hospital

**Walmart** **TARGET** **sam's club**  
**Publix** **Michaels** **PETSMART**  
**LOWE'S** **BEST BUY** **ALDI** **DICK'S SPORTING GOODS** **WHOLE FOODS MARKET**  
**TRADER JOE'S** **KOHL'S** **Marshalls**

Sweetwater Preserve

Sweetwater Wetlands Park

Kanapaha Botanical Gardens

**Publix**

24

441

CITY OF **GAINESVILLE**



43rd Street  
Deli & Breakfast House

**COLISEUM**  
OF COLLEGE

**MAC JOHNSON**  
ROOFING

The Olive  
TREASURED Olive

**CVS**  
pharmacy

NW 23rd Ave 19,310 VPD

**COX** Mobile

**BUCKHALTER**

Confidence  
Hair Salon

NIRVANA  
SALON

**KIDS** Street  
URGENT CARE

NW 43rd Ave 27,275 VPD

**CIRCLE K**

tropical CAFE  
SMOOTHIE

leonardo's  
PIZZA  
of Millhopper

Gainesville  
Community  
Playhouse

Bank of America

**Arby's**

ARTOLOGY

Gene's Gator Store

HEARST REALTY INTERNATIONAL

Hear Mind Health

LIFE UNPLASTIC

352 FITNESS

Gainesville  
Dentistry Co.

THE FRESH MARKET

GAINESVILLE OPTICIANS

**FIVE GUYS**  
BURGERS and FRIES

PIZZA PAPA JOHN'S

THE FLYING BISCUIT

holiday  
by Atria  
SENIOR LIVING

ATRIUM AT  
GAINESVILLE

75th  
ALLIANCE  
CREDIT UNION  
EST. 1944

Capital City  
Bank

HCA Florida Senior  
Healthcare Center  
at Crown Pointe

NW 16th Blvd

**Publix** **PET SMART**

Jersey Mike's  
SUBS

Orangetheory  
FITNESS

UNITED STATES  
POSTAL SERVICE

CITY OF  
**GAINESVILLE**



Publix. PETSMART



tropical CAFE

leonardo's PIZZA of Millhopper

75 ALLIANCE CREDIT UNION



NW 16th Blvd

NW 43rd Ave 27,275 VPD

The Children's Courtyard  
FORWARD THINKING  
Coming Soon

KIDS Street URGENT CARE

CVS pharmacy

COX Mobile

NW 23rd Ave 19,300 VPD



**COLISEUM of GOLFES**

The Olive TREASURED Olive

MAC JOHNSON ROOFING

**RADIANT**  
REALTY GROUP

**Arby's**

**ARTOLOGY**

**Gene's Gator Store**

**518**  
REALTY INTERNATIONAL

Heart Mind Healing

LIFE UNPLASTIC

**352 FITNESS**

Gainesville Dentistry Co.

**THE FRESH MARKET**

**GAINESVILLE OPTICIAN'S**

**FIVE GUYS**  
BURGERS and FRIES

**PAPA JOHN'S**

**THE FLYING BISCUIT**

**CVS**  
pharmacy

**75**  
ALLIANCE  
CREDIT UNION

NW 23rd Ave 19,300 VPD

**COX** Mōbile

**KiDS** Street  
URGENT CARE

**CIRCLE K**

NW 16th Blvd

The Children's  
Courtyard™  
FORWARD THINKING  
Coming Soon

**tropical CAFE**  
SMOOTHIE

**Leonardo's**  
PIZZA  
of Millhopper

NW 43rd Ave  
27,275 VPD





NW 23rd Ave 19,300 VPD

NW 16th Blvd

NW 43rd Ave 27,275 VPD



The Children's Courtyard  
FORWARD THINKING  
Coming Soon



# Financial Overview

Rent Schedule	Monthly Rent	Annual Rent	Lease Type
7/1/24 – 6/30/29	\$ 10,833.33	\$ 130,000.00	NNN
7/1/29 – 6/30/34	\$ 11,916.67	\$ 143,000.00	NNN
7/1/34 – 6/30/39	\$ 13,108.33	\$ 157,300.00	NNN
7/1/39 – 6/30/44 (Opt. 1)	\$ 14,419.17	\$ 173,030.00	NNN
7/1/44 – 6/30/49 (Opt. 2)	\$ 15,861.08	\$ 190,333.00	NNN
7/1/49 – 6/30/54 (Opt. 3)	\$ 17,447.19	\$ 209,366.30	NNN
7/1/54 – 6/30/59 (Opt. 4)	\$ 19,191.91	\$ 230,302.93	NNN







# Tenant Overview

## KidsStreet Urgent Care

KidsStreet Urgent Care is a growing operator of pediatric urgent care clinics with approximately 15 locations across the Southeastern US. They offer services for general illnesses, injuries, infections, and other ailments. In addition to the extensive services that child-focused urgent care clinics offer, you can also receive lab testing in-house with Sound Technologies to form Sound/Antech Imaging Services. KidsStreet Urgent Care is a part of the MainStreet Family Care network of clinics, committed to helping our patients heal better and feel better, FAST! Headquartered in Birmingham, KidsStreet Urgent Care aims to treat kids after hours while MainStreet Family Urgent Care serves adults and rural communities in Alabama by providing quality healthcare with convenience, compassion, and cost-effectiveness. In addition to a full range of urgent care services, the clinics also deliver a variety of preventative, wellness and occupational health services.

## MainStreet Urgent Care

Founded in 2015, MainStreet was acquired in September 2020 by Trinity Hunt Partners, a growth-oriented middle market private equity firm, an ideal partner for the healthcare provider. MainStreet's growth plans are oriented towards rural markets as a low-cost alternative to traditional healthcare models. At the time of acquisition, MainStreet operated only 16 locations and has since doubled their unit count. Over the past decade, 135 rural hospitals were shuttered with an additional 450 hospitals at risk of closure. This indicates immense opportunity in target markets for MainStreet to scale operations.

**PRIVATE**  
COMPANY TYPE

**2015**  
YEAR FOUNDED


**63+**  
# OF LOCATIONS


**BIRMINGHAM, AL**  
HEADQUARTERS




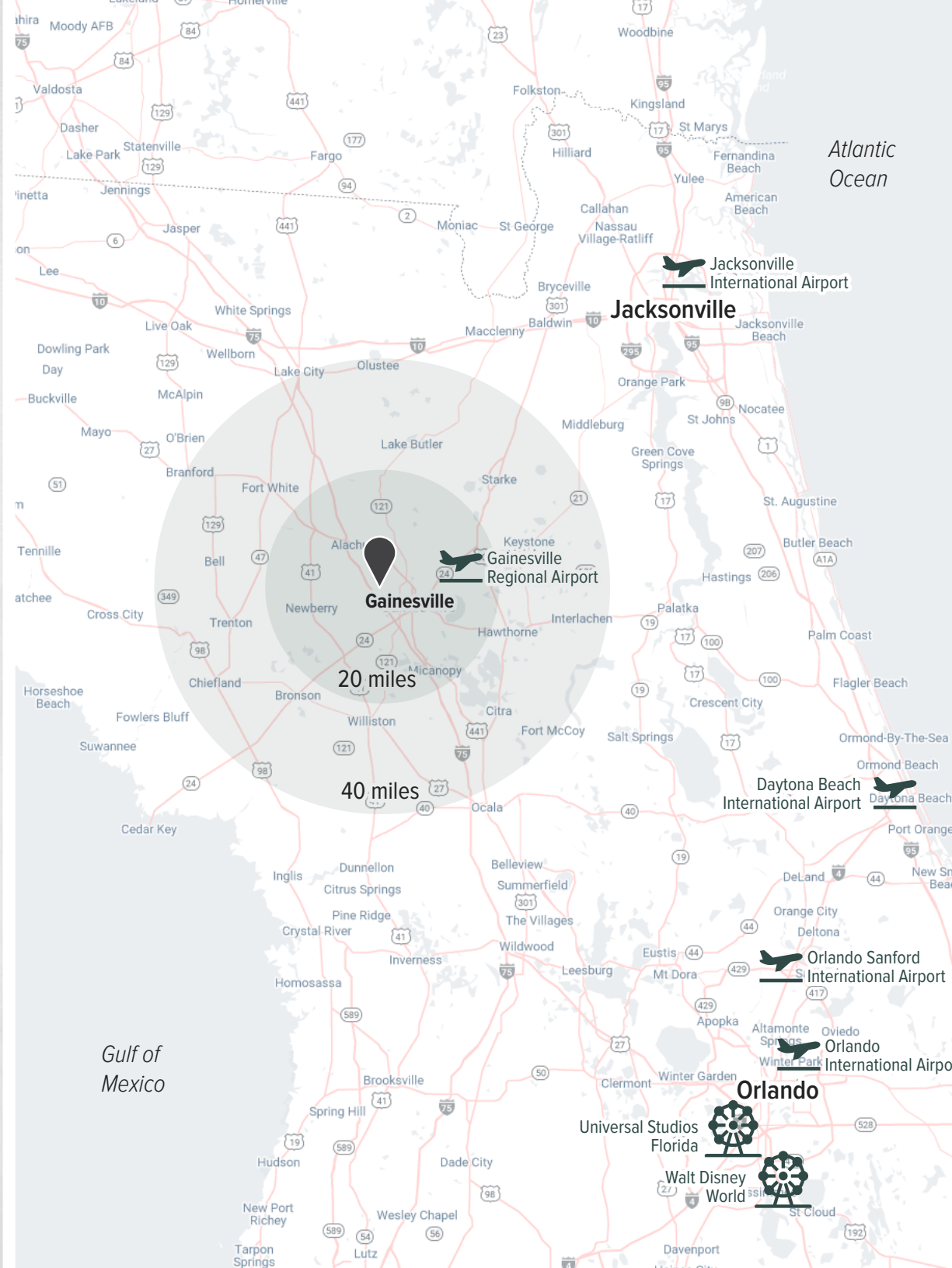


# Location Highlights

 Demographics	1 Mile	3 Mile	5 Mile
2010 Population	7,628	71,347	151,806
2023 Population	8,001	77,276	170,457
2028 Population Projection	8,161	79,219	175,689

 Households	1 Mile	3 Mile	5 Mile
2010 Households	3,492	30,906	65,535
2023 Households	3,630	33,357	73,275
2028 Household Projection	3,697	34,187	75,503

 Income	1 Mile	3 Mile	5 Mile
Avg Household Income	\$98,647	\$80,324	\$71,364
Median Household Income	\$74,505	\$53,884	\$46,353





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