



INVESTMENT OFFERING

LOCAL MD URGENT CARE
744 E LEWIS AND CLARK PKWY, CLARKSVILLE, IN

HOGAN
REAL ESTATE

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HIGHLIGHTS

LOCAL MD URGENT CARE
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Nearly 20,000
VEHICLES PER DAY
on Lewis and Clark Pkwy
in front of site



3,500 SF
SINGLE-TENANT
Building on ± 0.67-Acre
Outparcel



Convenient Access
AT SIGNALIZED LIGHT
and centrally located
in trade area close to I-65

EXECUTIVE SUMMARY

LOCAL MD URGENT CARE
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The Offering

Qualified investors are extended the opportunity to acquire a 100.0% fee simple interest in a newly constructed NN lease Local MD Urgent Care in Clarksville, IN, a major regional trade area of Southern, Indiana. The initial lease term is ten (10) years with three (3) five (5) year extension terms and limited landlord responsibility. Local MD Urgent Care is a growing regional healthcare provider specializing in walk-in medical services for non-life-threatening injuries and illnesses, with 12 urgent care locations across Illinois and Indiana.

The property is a ± 0.67-acre outlot with a 3,500 square foot single-tenant building with frontage along East Lewis and Clark Parkway. It is situated at a signalized intersection, shared with Green Tree Mall, Southern Indiana's only enclosed mall. The site is passed by nearly 20,000 vehicles per day on East Lewis and Clark Parkway and its strategic location along I-65 puts this property in the dominant regional shopping area for Southern Indiana.

Sales Terms

The property is being offered on an "as-is" basis with ownership making no representations or warranties with respect to the accuracy or completeness of the offering memorandum or any and all documents delivered to any acquisition prospect for the purpose of due diligence.

Investment Highlights

Regional Trade Area:

Single tenant retail development located in a well-established regional trade area that serves a large region of Southern Indiana and downtown Louisville due to its strategic location and full exchange at Interstate 65.

High Visibility:

Positioned along Lewis & Clark Parkway, a major thoroughfare for the Town of Clarksville.

Signalized Access:

Signalized location on shopping center outparcel, directly across from Green Tree Mall, Southern Indiana's only enclosed mall and adjacent to the town's Catapult Master Plan District.

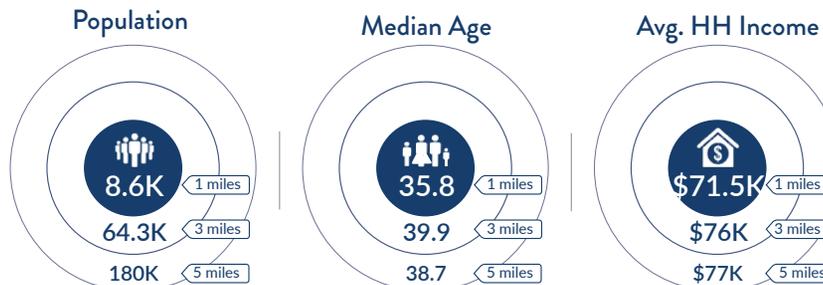
New Double Net (NN) Lease:

New construction building with a recently executed 10-year lease and corporate guarantee from a strong national tenant. (Landlord only responsible for roof and structure).

Regional Tenant:

Local MD Urgent Care, founded in 2018 in Homewood, Illinois, has expanded to a network of 12 urgent care locations across Illinois and Indiana, demonstrating strong market demand.

DEMOGRAPHICS



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Tenant	Illinois Urgent Care, LLC
Premises	Single Tenant Building 3,500 SF
Lease Commencement	December 5, 2022
Rent Commencement	February 28, 2024
Lease Expiration	February 28, 2034
Lease Type	Double Net (NN)
Initial Lease Term	10 Years
Renewal Options	Three (3) Five (5) Year Options
Rent Increases	8% Every Five (5) Years
Use	Medical
Property Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
Common Area	Tenant Responsibility
Roof & Structure	*Landlord Responsibility
Repairs & Maintenance	Tenant Responsibility
Utilities	Tenant Responsibility

**New construction building with 20 year roof warranty*

Property Location	744 E. Lewis & Clark Parkway, Clarksville, Clark County, IN 47129
Built (Newly Constructed)	2023
Price	\$2,520,000
Cap Rate	6.25%
NOI	\$157,500
Rentable Square Feet	3,500
Roof Warranty	20 Year
Lot Size	± 0.67-Acre
Type of Ownership	Fee Simple

Initial Term Rental Income	
Years 1-5:	\$157,500.00 \$45.00 PSF
Years 6-10:	\$170,100.00 \$48.60 PSF
Extension Terms	
Years 11-15:	\$183,714.96 \$52.49 PSF
Years 16-20:	\$198,414.96 \$56.69 PSF
Years 21-25:	\$214,305.00 \$61.23 PSF

TENANT PROFILE

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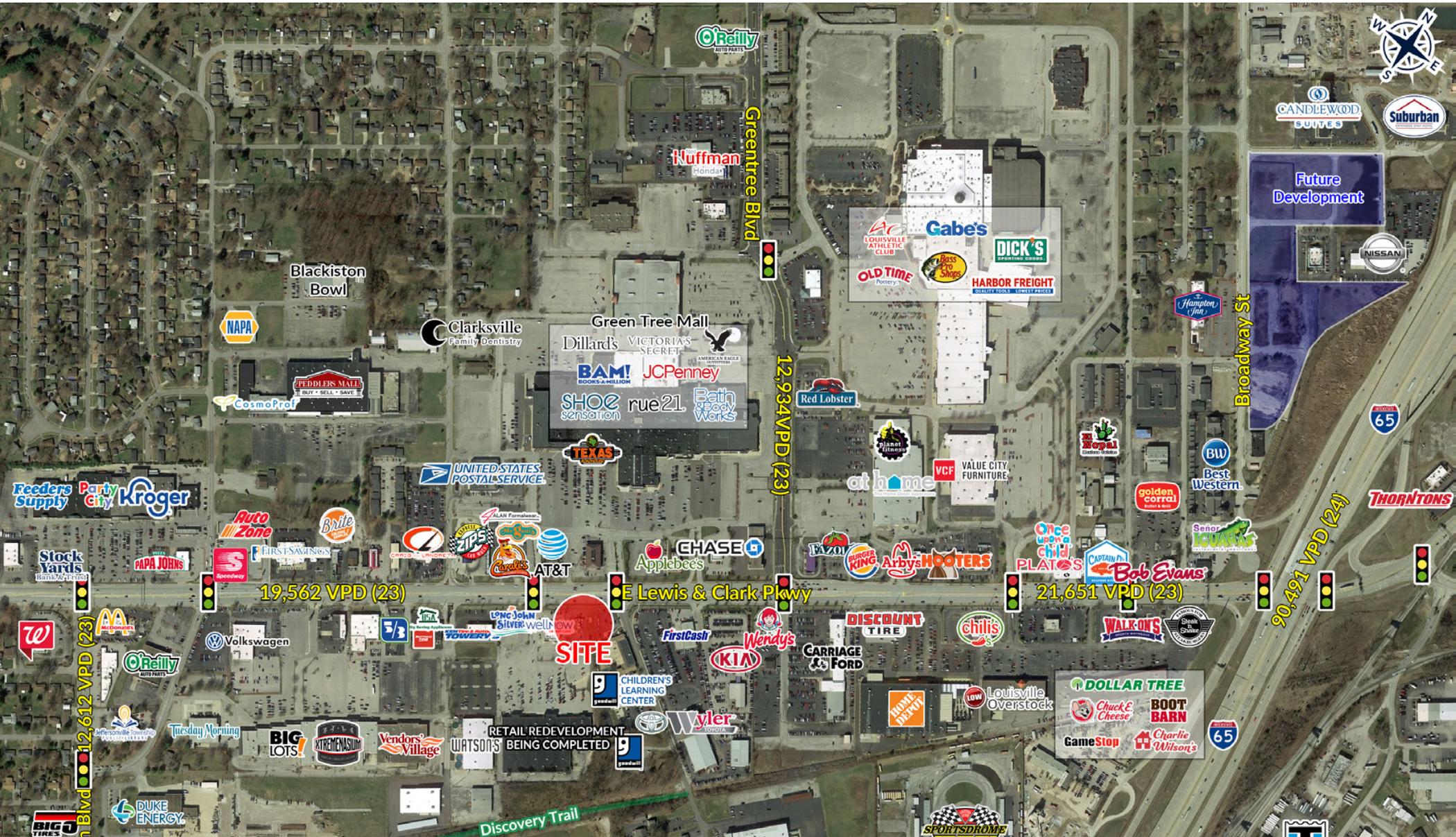


Local MD Urgent Care is a growing regional healthcare provider specializing in walk-in medical services for non-life-threatening injuries and illnesses. Founded in 2018 in Homewood, Illinois, the company has expanded to a network of 12 urgent care locations across Illinois and Indiana, demonstrating strong market demand.

Local MD offers a comprehensive range of services including urgent care treatment, routine check-ups, physicals, and vaccinations, positioning the brand as a convenient alternative to hospital emergency rooms and traditional primary care. Clinics are equipped with state-of-the-art medical technology, allowing for on-site diagnostics and efficient patient care.

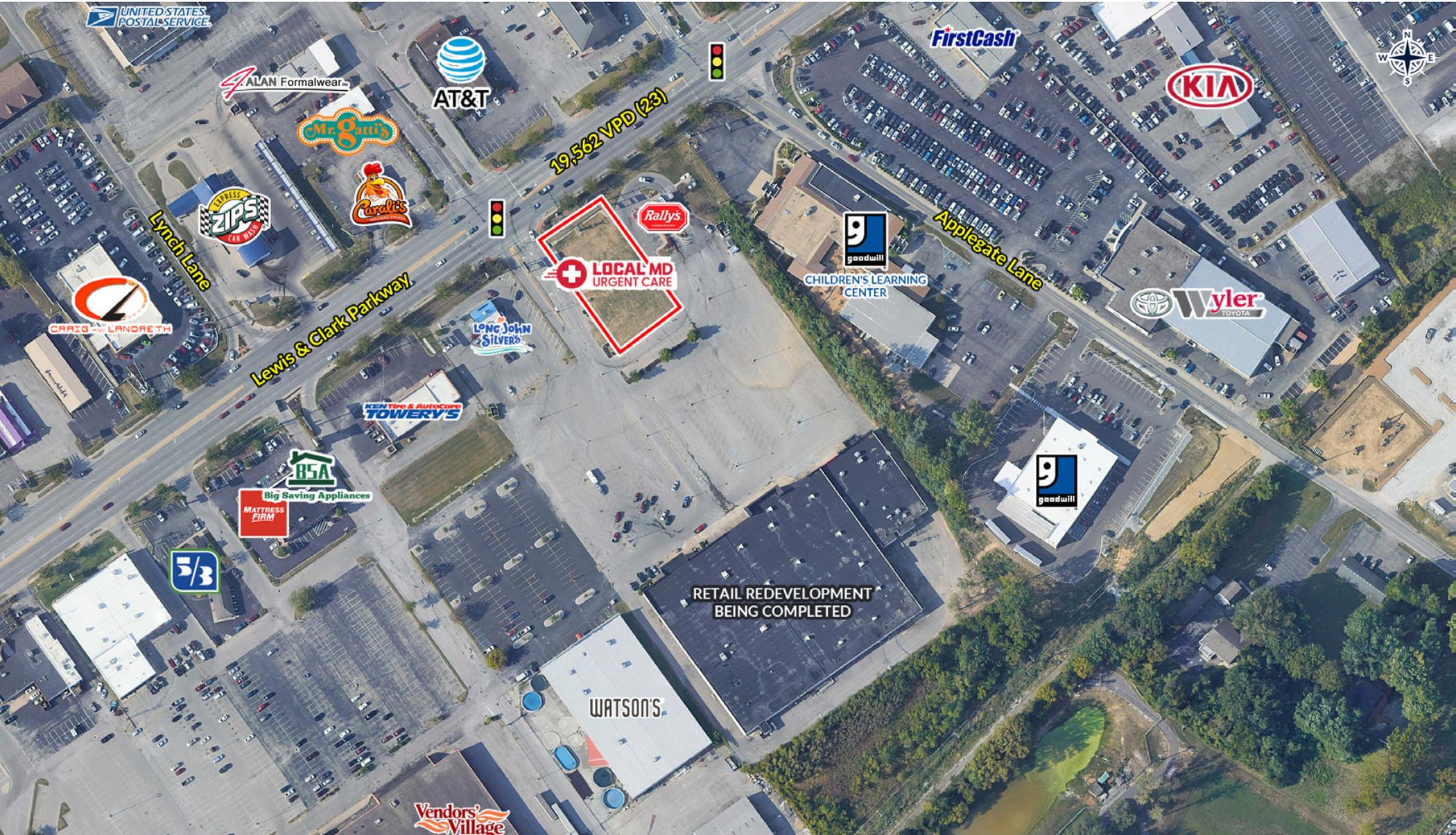
REGIONAL TRADE AERIAL

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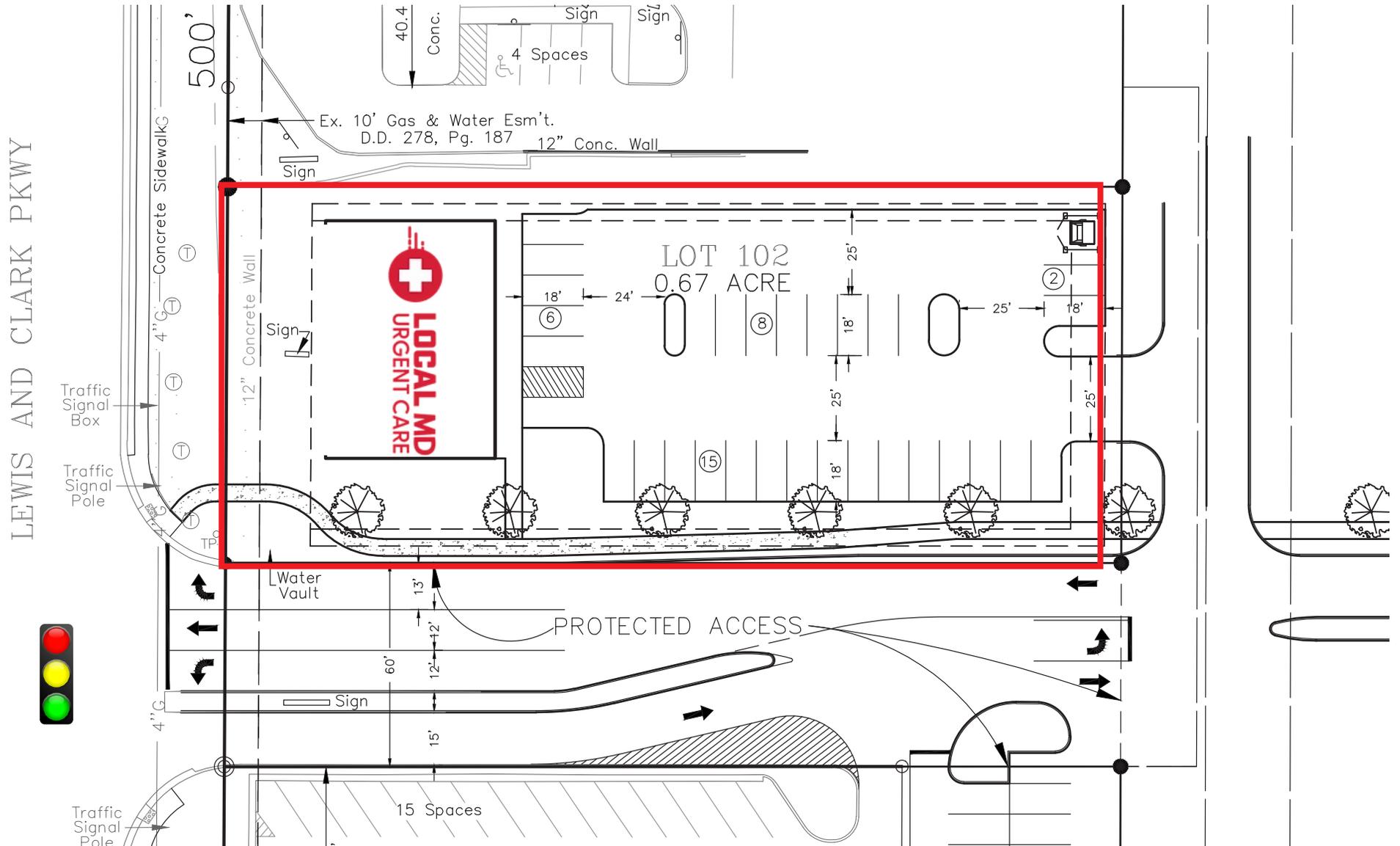
IMMEDIATE AREA AERIAL

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SITE PLAN

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