

# FAST PACE HEALTH

SCOTTSBORO, AL

MARKET  STREET  
retail advisors



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# Investment Highlights

- ✓ **\$220,113 year** (\$18,343/month)
- ✓ **Opening** 4/10/2025
- ✓ 15 Year Lease
- ✓ 2% Increase Annually
- ✓ Three 5-Yr. Options with 2% increase annually
- ✓ Located on Micah Way
- ✓ Fast Pace Health and Calcasieu Urgent Care, **two of the nation's top affordable urgent care providers**, formed a partnership resulting in one of the largest urgent care providers in the United States
- ✓ Fast Pace Health announced in July 2022 that it has partnered with First Care Clinics to **expand its clinical footprint** and increase access to care for underserved rural populations
- ✓ **300+ locations** throughout Tennessee, Kentucky, Louisiana, Indiana, Alabama, North Carolina, Arkansas, and Mississippi

**Ben Sullivan**

MANAGING PARTNER

BEN@MARKETSTREETRETAIL.COM

**Harrison Truex**

MANAGING PARTNER

HARRISON@MARKETSTREETRETAIL.COM

**Tim Hickey**

MANAGING PARTNER

TIM@MARKETSTREETRETAIL.COM

ALABAMA BROKER OF RECORD: ERIC HARDESTY, LICENSE# 112455

📍 5100 MARYLAND WAY STE 100, BRENTWOOD, TN 37027 • 📞 615.309.6100 • 🖱️ MARKETSTREETRETAIL.COM

# Investment Location



# Offering Summary

## Pricing Summary



**\$3,144,471**

OFFERING PRICE



**\$220,113**

NET OPERATING  
INCOME



**7.00%**

CAPITALIZATION  
RATE

## Lease Details

**15 years**

INITIAL TERM

**APR. 2025**

LEASE COMMENCED

\*120 DAY RENT ABATEMENT PERIOD

**JUL. 2040**

LEASE EXPIRES

**NNN**

TENANT  
RESPONSIBILITIES

**Structure Only**

LANDLORD  
RESPONSIBILITIES

**2% Annually**

INCREASES

**Three 5-Year**

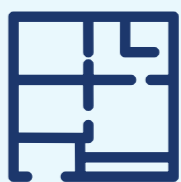
OPTIONS



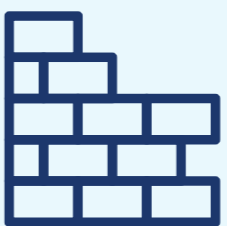
## Fast Pace Health



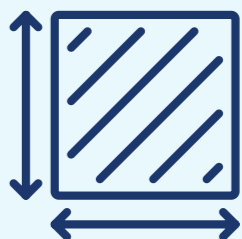
324 MICAH WAY  
SCOTTSBORO, AL 35769



3,600 SQUARE FEET



BUILT IN 2025



0.70 ACREAGE

# Financial Analysis



## Base Terms

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
FROM	Aug. 2025	Aug. 2026	Aug. 2027	Aug. 2028	Aug. 2029	Aug. 2030	Aug. 2031	Aug. 2032	Aug. 2033	Aug. 2034	Aug. 2035	Aug. 2036	Aug. 2037	Aug. 2038	Aug. 2039
TO	Jul. 2026	Jul. 2027	Jul. 2028	Jul. 2029	Jul. 2030	Jul. 2031	Jul. 2032	Jul. 2033	Jul. 2034	Jul. 2035	Jul. 2036	Jul. 2037	Jul. 2038	Jul. 2039	Jul. 2040
MONTHLY	\$18,343	\$18,710	\$19,084	\$19,465	\$19,855	\$20,252	\$20,657	\$21,070	\$21,491	\$21,921	\$22,360	\$22,807	\$23,263	\$23,728	\$24,203
YEARLY	\$220,113	\$224,515	\$229,006	\$233,586	\$238,257	\$243,023	\$247,883	\$252,841	\$257,897	\$263,055	\$268,317	\$273,683	\$279,157	\$284,740	\$290,434



## Option Terms

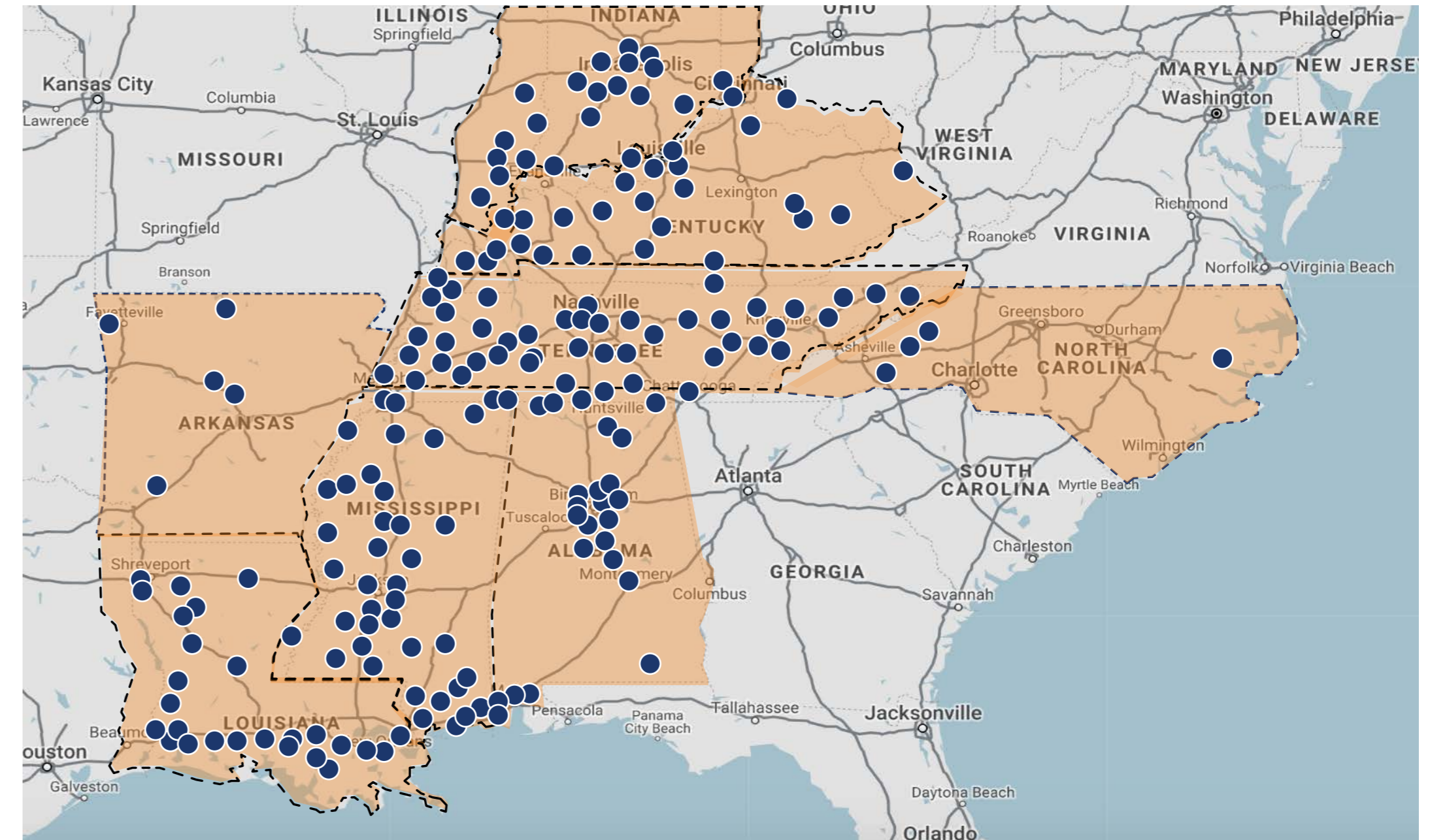
	YEAR 16-20	YEAR 21-25	YEAR 26-30
FROM	Aug. 2040	Aug. 2045	Aug. 2050
TO	Jul. 2045	Jul. 2050	Jul. 2055
MONTHLY	\$24,687	\$27,256	\$30,093
YEARLY	\$296,243	\$327,076	\$361,119



# Tenant Overview



**Fast Pace Health** opened its first clinic in Collinwood, TN in 2009 with the goal of providing accessible and affordable healthcare to the uninsured and under served in rural areas. Today, there are now 300+ Fast Pace Health clinics serving over three million annual patient visits throughout Tennessee, Kentucky, Mississippi, Indiana, Alabama, Arkansas, North Carolina, and Louisiana, with plans for further expansion. Fast Pace Health serves as a primary, walk-in and urgent care clinic, providing a wide array of treatment options as well as diagnostic and screening services. Fast Pace Health recently completed an investment in First Care Clinics. The combination results in a multi-specialty provider of rural healthcare and value-based care population health management services. Fast Pace Health also accepts most major insurance providers and offers competitive self-pay prices. Fast Pace Health and Calcasieu Urgent Care, two of the nation's top affordable urgent care providers, recently formed a partnership resulting in one of the largest urgent care providers in the United States. Fast Pace Health acts as the overarching brand for the two companies.

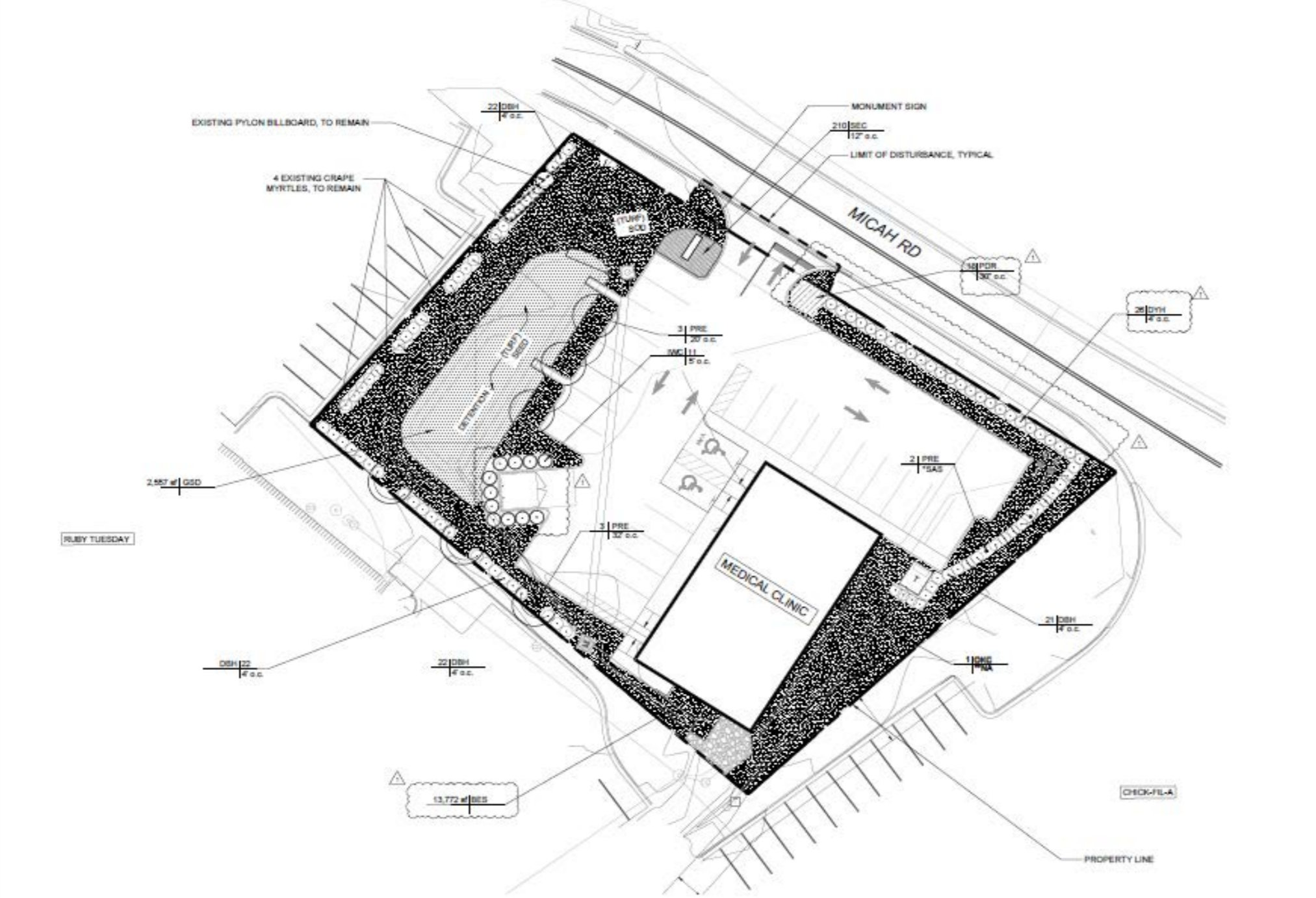


**300+**  
U.S. LOCATIONS

Tennessee  
Kentucky  
Louisiana  
Mississippi

Indiana  
Alabama  
Arkansas  
North  
Carolina


# Site Plan





## Recent News


- Revelstoke Capital Partners, a leading private equity firm focused on investing in healthcare services companies, announced that it has completed fundraising for Revelstoke Single Asset Fund II, L.P. RSAF II, with \$111 million of commitments, was oversubscribed.
- The Fund acquired a minority equity interest in Fast Pace Health, with which Revelstoke has long had a successful partnership.
- Fast Pace Health announced in July 2022 that it has partnered with First Care Clinics ("First Care") to expand its clinical footprint and increase access to care for underserved rural populations.
- Simon Bachleda, Co-Founder and Managing Partner of Revelstoke, said, "We are very excited to extend our partnership with Greg Steil and the Fast Pace Health team, and we look forward to the company's growth by broadening its strategy to increase market presence and service offerings to comprehensively serve America's most vulnerable population."
- Since Revelstoke's initial investment in Fast Pace in August of 2016, Fast Pace has grown its clinical footprint from 35 clinics in two states to over 250 clinics, increasing access to healthcare for millions of vulnerable rural Americans.

# Demographics

 Population By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	9,362	14,232	18,947
April 1, 2010	9,396	14,170	19,016
April 1, 2020	9,928	15,086	19,508
January 1, 2024	10,134	15,432	19,970
January 1, 2029	10,328	15,732	20,366

 Income Characteristics	3 MILES	5 MILES	7 MILES
Total Personal Income	292,494,844	497,786,182	626,958,062
Total Household Income	285,529,310	489,966,794	619,138,674
Median Household Income	48,994	50,813	50,202
Average Household Income	68,390	76,176	74,649
Per Capita Income	29,462	32,997	32,139

 Households By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	3,922	5,987	7,860
April 1, 2010	3,884	5,983	7,908
April 1, 2020	4,175	6,432	8,294
January 1, 2024	4,255	6,566	8,473
January 1, 2029	4,330	6,683	8,627

 Household Characteristics	3 MILES	5 MILES	7 MILES
Households - April 1, 2020	4,175	6,432	8,294
Family Households	2,773	4,328	5,713
Non-Family Households	1,402	2,104	2,581
Avg. Size of Household	2.29	2.29	2.31
Median Size of Household	56.6	56.2	55.7
Median Value Owner-Occupied	139,441	150,689	139,206
Median Rent Per Rent	464	467	473
Median Vehicles Per Household	2.3	2.3	2.3



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Pizza

Krystal

Arby's

DUNKIN'  
DONUTS

ZAXBY'S

verizon

GameStop

Walmart

SUBWAY

ASHLEY

HIBBETT SPORTS

HWY 72: 19,366 VPD

Ford

CHEVROLET

Little Caesars Pizza

VETERANS DR: 21,701 VPD

THE HOME  
DEPOT

Ruby  
Tuesday

fastpace health  
urgent care

Chick-fil-A

Quality  
INN & SUITES  
BY CHOICE HOTELS



SHERWIN-WILLIAMS

Advance Auto Parts

O'Reilly AUTO PARTS

ANYTIME FITNESS

TSC TRACTOR SUPPLY CO

piggly wiggly

Valvoline

Hardee's

Auto Zone

TACO BELL

TOYOTA

Jefferson's WINGS • BURGERS • OYSTERS

McDonald's

Wendy's

DOLLAR TREE

WHATABURGER

OLLIE'S GOOD STUFF CHEAP

Starbucks

Dunham's SPORTS

KFC

Quality INN & SUITES BY CHOICE HOTELS

Ruby Tuesday

fastpacehealth urgent care

HIGHLANDS MEDICAL CENTER

UNCLAIMED Baggage EST. 1970

SCOTTSBORO

HWY 72: 19,366 VPD

VETERANS DR: 21,701 VPD

Chick-fil&

# Location Overview

Scottsboro is located in the northeastern corner of Alabama, is a historic and scenic city that blends small-town charm with outdoor recreation and economic opportunities. Nestled along the Tennessee River and surrounded by the Appalachian foothills, the city is known for its stunning natural beauty and access to major outdoor attractions such as Lake Guntersville and the Sauta Cave National Wildlife Refuge. Its strategic location along U.S. Highway 72 provides convenient access to larger metropolitan areas like Huntsville and Chattanooga, enhancing its appeal as both a residential and business hub. Scottsboro is recognized as a welcoming community for families, retirees, and outdoor enthusiasts, offering a high quality of life supported by affordable living, excellent recreational amenities, and a rich cultural heritage.

Scottsboro's economy is diverse and stable, driven by key industries such as manufacturing, retail, and tourism. The city is home to the Unclaimed Baggage Center, a nationally known retail attraction that draws visitors from across the country. Additionally, local industries and small businesses contribute to a strong job market, while the city's proximity to Huntsville's booming aerospace and technology sectors provides further employment opportunities. Outdoor tourism is another major economic driver, with Goose Pond Colony Resort and the Tennessee River supporting local hospitality and recreational businesses. Scottsboro also benefits from a vibrant downtown district featuring unique shops, restaurants, and cultural landmarks that foster local commerce and community engagement.

Scottsboro is known for its relaxed and community-focused lifestyle, offering a blend of historical significance and modern amenities. The city's well-maintained parks, access to water sports, and scenic hiking trails make it an attractive destination for nature lovers and active families. The historic downtown area provides a walkable and inviting atmosphere, with seasonal events, festivals, and farmers' markets that strengthen the town's close-knit community spirit. Ongoing investments in infrastructure, public spaces, and local attractions continue to enhance Scottsboro's appeal as a desirable place to live, work, and visit.



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