



FOR SALE
WELLOW
URGENT CARE
WEST SENECA, NY
(BUFFALO MSA)



FACTS

ABOUT: WellNow Urgent Care is one of the fastest-growing providers of urgent medical care, telehealth and occupational medicine services in the United States, with more than 150 centers across Illinois, Indiana, Michigan, New York and Pennsylvania.

LOCATION: The location was acquired in 2019 Brand new BTS. Due to the success of the location WNUC has extended the lease term an additional 10 years.

ROOF & STRUCTURE: Landlord Responsibility, roof warrantee transferrable.

PARKING LOT: 1st 7 years is landlord responsibility. After Year 7, Tenant reimburses LL in equal installments over a 12-month period as additional rent.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	6,252	89,485	181,828
2029 Population Projection	6,154	88,251	179,718
Change (%)	-0.32%	-0.28%	-0.23%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Households	2,601	39,753	80,566
2029 Households Projection	2,583	39,632	80,479
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2024 Average HH Income	\$95,095	\$86,151	\$85,782

URGENT CARE MARKET

The U.S. urgent care centers market size was valued at USD 56.7 billion in 2022 and is expected to expand at a compound annual growth rate (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). As per the Urgent Care Association (UCA), it took one hour less for around 97% of patients to meet providers or medical practitioners in Urgent Care Centers (UCCs), which is significantly lower compared to PCPs. Moreover, around 98% of urgent care patients are in the appropriate room for care and around 2% are in emergency settings. Grand View Research.

INVESTMENT HIGHLIGHTS

LEASE TERM: The 10-Year Lease commenced in December 2024 and includes three, 5-year renewal options.

RENT INCREASES: The Lease calls for 10% rental increases every 5 years throughout the base term and options periods, providing the investor with an attractive increase in revenue and hedge against inflation.

STRATEGIC RETAIL CORRIDOR LOCATION: The WellNow Urgent Care is conveniently located along the Ridge Road trade area at Exit 55 on I-90 (NY Thruway). The Property is located less than 0.5 miles from the Interstate along the primary roadway connecting I-90 with the suburban community of West Seneca, population 45,000.

TRADE AREA: Top retailers, lodging and employers driving traffic to trade area include Home Depot, Wegmans, Tops Supermarket, Aldi, Petco, OfficeMax, Planet Fitness, Big Lots, M&T Bank, Citizens Bank, Tim Hortons, Wendy’s, Hampton Inn, Country Inn & Suites, Staybridge Suites, Western NY Medical Park and West Senior High School.

STRONG DEMOGRAPHICS: Over 175,000 people live within a 5-mile radius of the Property with an average household income of \$66,637.

TRAFFIC COUNTS: Approximately 22,500 vehicles per day pass the Property on Ridge Road with an additional 100,000 vehicles per day passing the trade area on I-90 (NY Thruway).





\$2,480,000
LIST PRICE



5.85%
CAP RATE



\$145,250
NET OPERATING INCOME

1956 RIDGE ROAD WEST | WEST SENECA, NY 14224

OFFERING SUMMARY

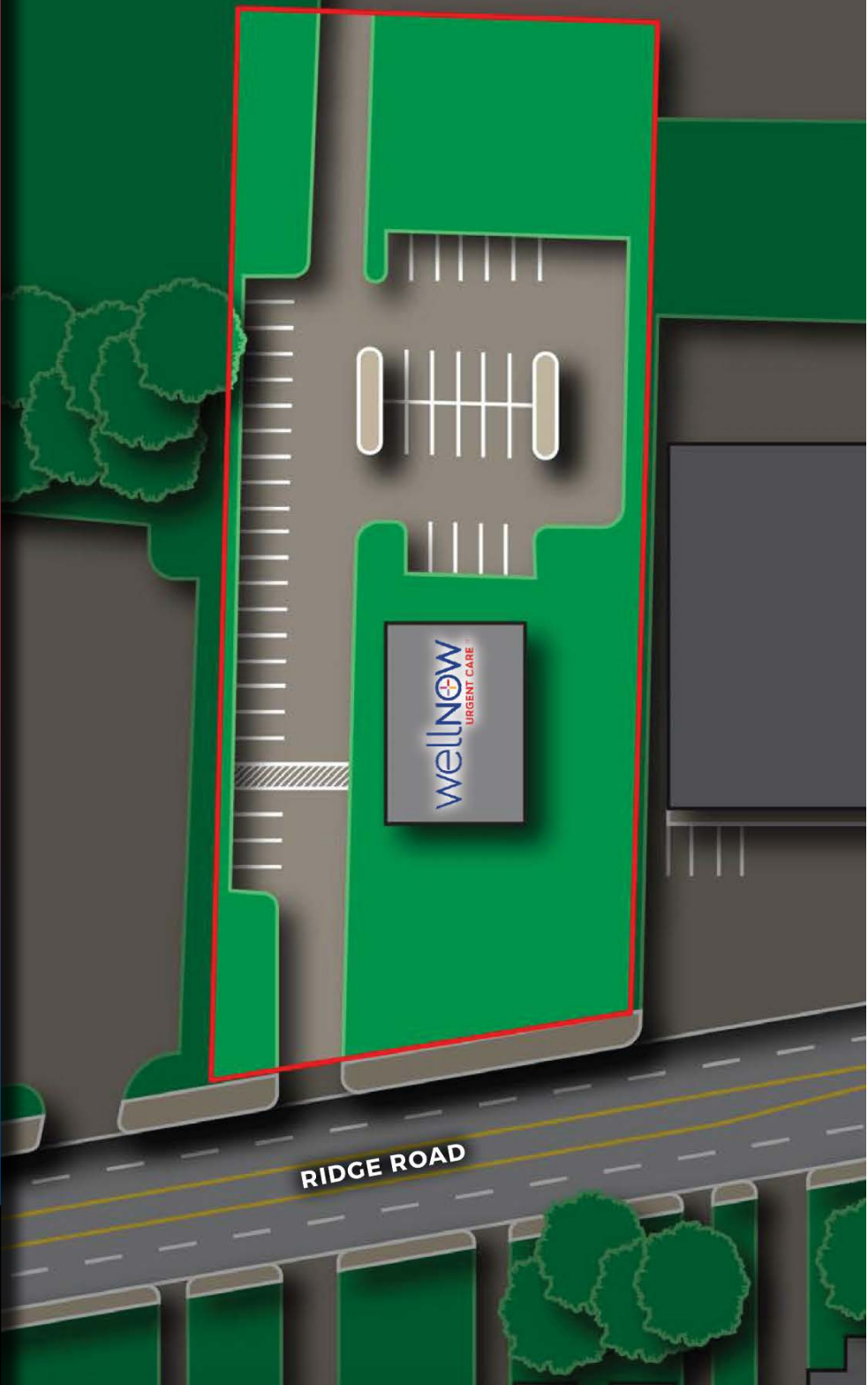
Offering Price	\$2,480,000.00
Cap Rate	5.85%
Net Operating Income	\$145,250.00
Gross Leasable Area	3,500 sf
Price / SF	\$475.29
Lot Size	1.4 Acres
Year Built	2019

LEASE SUMMARY

Base Lease Term	10-year
Lease Commencement	11-30- 2024
Lease/ Rent Expiration	11-30-34
Term Remaining	10 years
Credit Rating	TAG Urgent Care Support Services, LLC



SITE PLAN & OVERHEAD VIEW





Enterprise

OfficeMax
PETCO

Tim Hortons

KeyBank

Wegmans

WESTERN NEW YORK
MEDICAL PARK

WEST SENIOR
HIGH SCHOOL

240

Tops
Freshly Markets

ORCHARD PARK RD

BIG
LOTS!

SHERWIN
WILLIAMS

Tim Hortons

COUNTRY
INN & SUITES[®] BY HILTON

ALDI

Planet
Fitness

Hampton
Inn & Suites
BY HILTON

M&T Bank

RIDGE RD

SITE

Wendy's

SUNOCO

240

Denny's

SUBWAY

Tim Hortons

THE HOME
DEPOT

90





DRONE PHOTOGRAPHY





FOR MORE INFORMATION PLEASE CONTACT:
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