

SINGLE TENANT NET LEASE

Investment Opportunity



2022 Construction | Newly Extended 10 Year Leases | Corporate Guaranty



26 Bolivar Drive

BRADFORD PENNSYLVANIA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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Broker of Record: David Wirth, SRS Real Estate Partners-Northeast, LLC | PA License No. RM421531



4

INVESTMENT SUMMARY

Offering Summary
Investment Highlights

7

PROPERTY OVERVIEW

Aerials
Site Plan
Location Map

12

AREA OVERVIEW

Demographics

14

FINANCIALS

Rent Roll
Pricing Summary
Brand Profile



SRS Real Estate Partners–Northeast, LLC is pleased to present the opportunity to acquire the fee simple interest (land & building ownership) in an NN leased WellNow Urgent Care investment property. The tenant, ASP UC Support LLC (dba WellNow Urgent Care), has signed a brand new 10-year lease with four (5-year) renewal options, demonstrating long-term commitment to the site and reinforcing its proven success as an established location. The lease features a 3% rental increase on September 1, 2027, followed by 8% increases at the beginning of each option period, supporting NOI growth and providing a hedge against inflation. ASP UC Support LLC operates under Aspen Dental Management, Inc. (ADMI), a healthcare platform backed by Leonard Green & Partners (~\$75B AUM). WellNow has grown to 180+ locations following its 2022 acquisition of Physicians Immediate Care, with continued expansion across multiple states. The urgent care sector is growing ~7–9% annually, driven by ER-to-urgent care migration and payer cost optimization, supporting long-term demand through a recession-resistant, in-person service model. The NN lease structure provides for limited landlord responsibilities, offering a low-management investment.

The property is strategically positioned along Bolivar Drive (9,400 VPD) as an outparcel to Bradford Mall, a 281,000-square-foot center anchored by Tractor Supply and Anytime Fitness, and is surrounded by national retailers including Walmart Supercenter and Dollar General. The site also benefits from access to the Pittsburgh-Buffalo Highway (13,300 VPD), providing regional connectivity. WellNow is filling a critical healthcare gap following the consolidation of Bradford Regional Medical Center’s acute care and surgical services to Olean, NY, resulting in limited competition. The asset draws from a broad regional trade area supported by commuter inflows, the University of Pittsburgh at Bradford (~1,300 students), and major employers including Zippo Manufacturing, American Refining Group, and Case Cutlery. The 5-mile trade area includes more than 16,300 residents and 9,400 employees, with an average household income of \$85,223 within a 1-mile radius.



OFFERING

Price	\$2,030,000
Net Operating Income	\$144,115
Cap Rate	7.10%
Guaranty	Corporate
Tenant	ASP UC Support LLC (dba WellNow Urgent Care)
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Foundation & HVAC Replacement
Sales Reporting	No
ROFO/ROFR	No

PROPERTY SPECIFICATIONS

Rentable Area	3,515 SF
Land Area	0.44 Acres
Property Address	26 Bolivar Drive Bradford, Pennsylvania 16701
Year Built	2022
Parcel Number	21-019. -342.00.
Ownership	Fee Simple (Land & Building Ownership)



Brand New 10-Year Lease | Proven Successful Location | Corporate Guaranty | Rental Increases | Options To Extend | Institutional Healthcare Platform

- ASP UC Support LLC (dba WellNow Urgent Care) has signed a brand new 10-year lease with four (4) 5-year renewal options, demonstrating long-term commitment to the site and a proven successful location evidenced by the new lease execution
- The lease features a 3% rental increase on 9/1/2027, followed by 8% increases at the beginning of each option period, supporting NOI growth and providing a hedge against inflation
- ASP UC Support LLC operates under Aspen Dental Management, Inc. (ADMI), a leading healthcare platform backed by Leonard Green & Partners (~\$75B AUM), one of the largest private equity sponsors in the U.S.
- WellNow has expanded to 180+ locations following its acquisition of Physicians Immediate Care (55 locations) in 2022, with a growing footprint across NY, IL, OH, IN, MI, WI, and PA
- Urgent care demand is growing at ~7–9% annually, driven by ER-to-urgent care patient migration and payer cost optimization, supporting long-term demand through a recession-resistant, in-person service model

NN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for taxes, insurance, self-maintains CAM, and maintains most aspects of the premises
- Landlord responsibilities limited to maintaining roof, structure, foundation, and HVAC replacement
- Ideal, low-management investment for a passive investor

Fronting Bolivar Drive | Outparcel To Bradford Mall | Surrounding Retailers | Pittsburgh-Buffalo Hwy

- WellNow is strategically fronting Bolivar Drive averaging 9,400 vehicles passing by daily
- The property is located as an outparcel to Bradford Mall, a 281,000 SF retail shopping center anchored by Tractor Supply and Anytime Fitness
- Surrounding retailers support the immediate trade area such as Walmart Supercenter, Dollar General, and more
- The site features nearby on/off ramp access to the Pittsburgh-Buffalo Highway (13,300 VPD), which travels from Pittsburgh, PA to Buffalo, NY

Healthcare Gap | Regional Draw | Dominant Local Demand Drivers

- WellNow is filling a critical healthcare gap following the consolidation of Bradford Regional Medical Center's acute care and surgical services to Olean, NY
- Limited direct competition for urgent care services enhances long-term tenant performance and site relevance
- The site draws from a broad regional trade area, including commuter inflows and the student population from the University of Pittsburgh at Bradford (~1,300 students)
- Major employers in the trade area include Zippo Manufacturing (~700+ employees and ~80,000 annual visitors), American Refining Group, and Case Cutlery, supporting a stable employment base and consistent demand

Strong Trade Area Demographics | Limited Competition

- More than 16,300 residents and 9,400 employees support the 5-mile trade area
- \$85,223 average household income within a 1-mile radius
- Ideal, low-management investment for a passive investor

PROPERTY OVERVIEW



LOCATION



Bradford, Pennsylvania
McKean County

ACCESS



Bolivar Drive/State Highway 346: 1 Access Point

TRAFFIC COUNTS



Bolivar Drive/State Highway 346: 9,400 VPD
E. Main Street: 7,700 VPD
Pittsburgh-Buffalo Highway: 13,300 VPD

IMPROVEMENTS



There is approximately 3,515 SF of existing building area

PARKING



There are approximately 24 parking spaces on the owned parcel.
The parking ratio is approximately 6.8 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 21-019. -342.00.
Acres: 0.44
Square Feet: 19,166

CONSTRUCTION

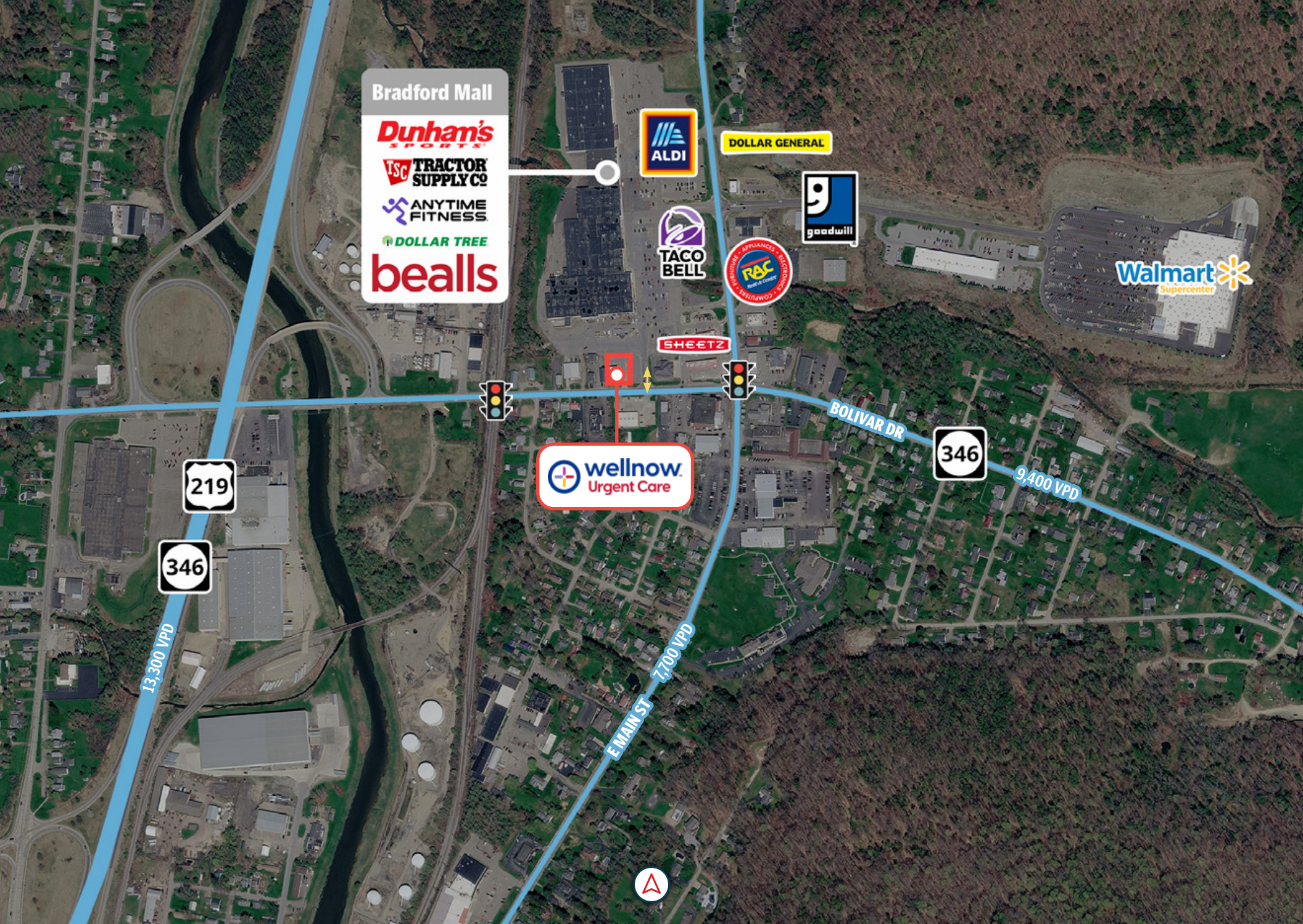


Year Built: 2022

ZONING



Commercial (C)



Bradford Mall

- Dunham's SPORTS
- TSC TRACTOR SUPPLY CO
- ANYTIME FITNESS
- DOLLAR TREE
- bealls



DOLLAR GENERAL



SHEETZ

wellnow Urgent Care

219

346

13,300 VPD

346

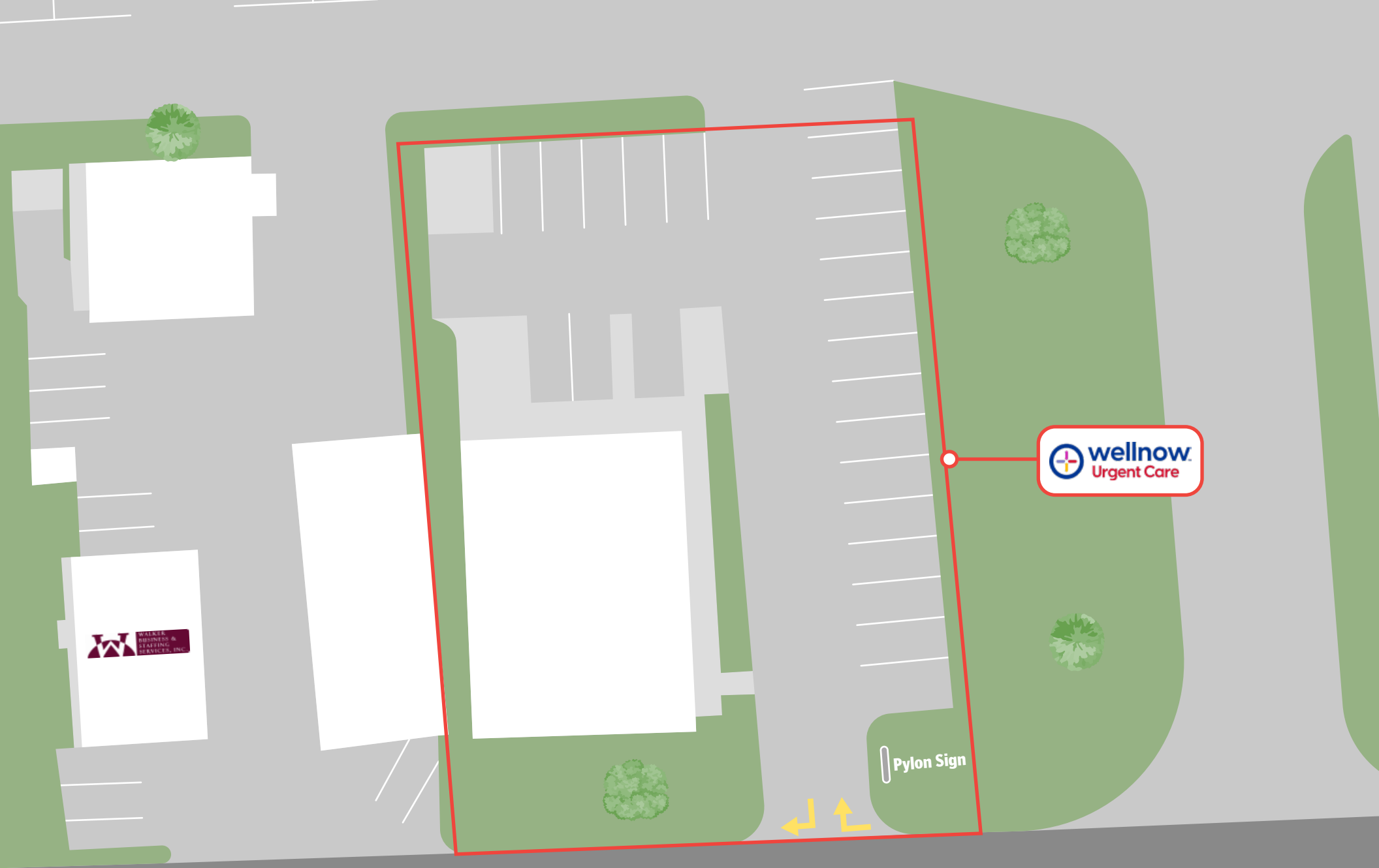
9,400 VPD

E MAIN ST 7,700 VPD

BOLIVAR DR



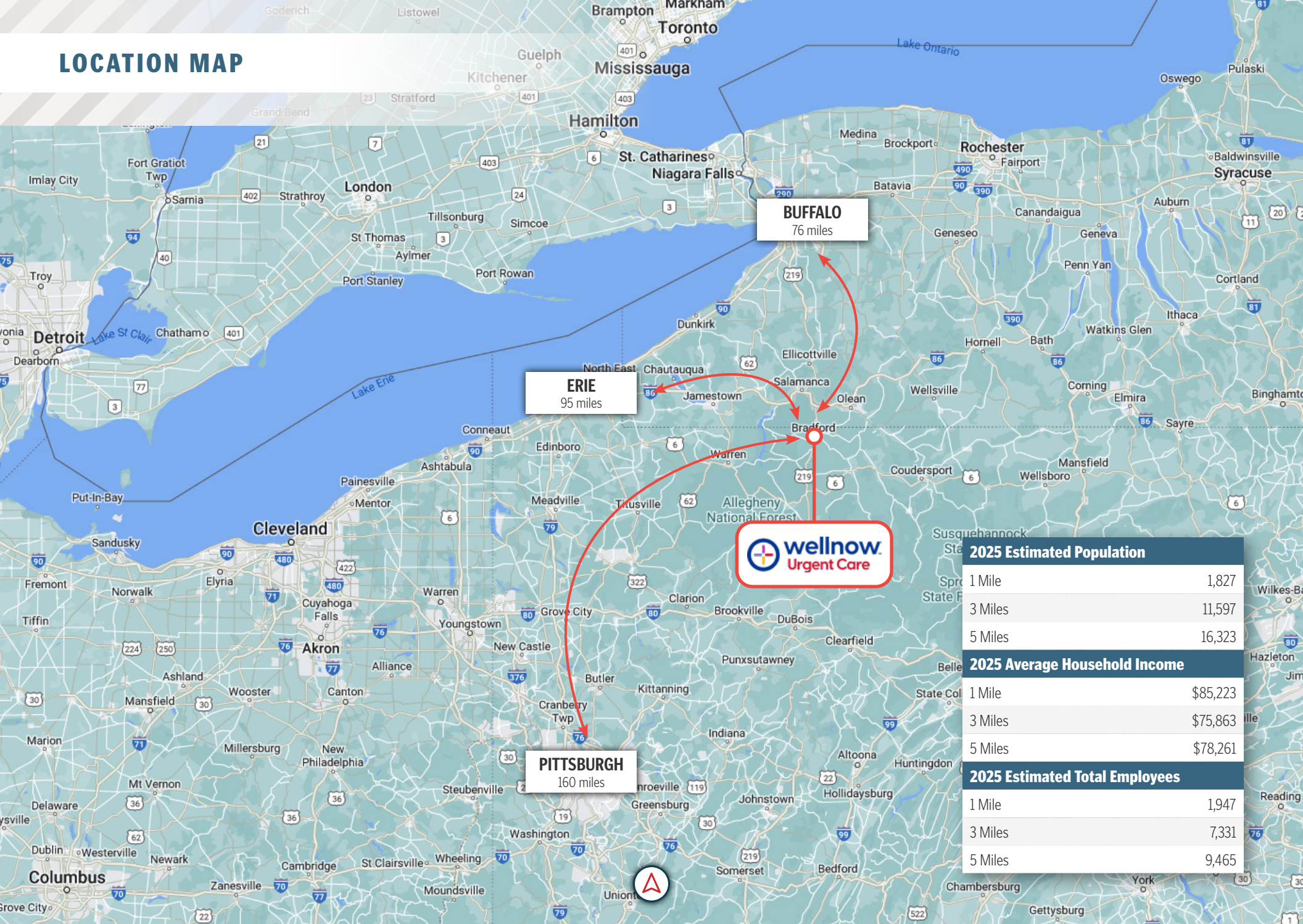




346

BOLIVAR DRIVE 9,400 VPD

LOCATION MAP





BRADFORD, PENNSYLVANIA

Bradford is a city in McKean County, Pennsylvania. It is located close to the border with New York state and approximately 76 miles south of Buffalo, New York. Bradford is the principal city in the Bradford, PA Micropolitan Statistical Area. The City of Bradford had a population of 7,868 as of July 1, 2025.

Bradford is the home of Zippo (est. 1932), a manufacturer of collectible pocket lighters, and Case (est. in Bradford in 1905), which is owned by Zippo and makes hunting, fishing, folding pocket knives, and collectibles. The city is home to American Refining Group (formerly Kendall), and their line of specialty products. Along with being Bradford's longest running active business, ARG is the oldest continuously operating refinery in the United States. The city's shopping mall and many of its chain businesses are located just north of the city line in Foster Brook. Oil production has remained significant but has been overshadowed economically by diversified manufacturing, including lighters, pipe couplings, semiconductors, cutlery, corrugated containers, and wood products.



Bradford is located within miles of the Allegany State Park in New York, the third-largest state park in the United States, and the Allegheny National Forest, the only national forest in Pennsylvania. Parks in the city include Callahan Park, with swimming pools, tennis courts and an enclosed ice skating rink, and Hanley Park, with a large playground, horseshoe pits and a skate park. The surrounding area has two golf courses, the Pennhills Club in Bradford Township and Pine Acres Golf Course near Marshburg. The Penn-Brad Oil Museum, Allegheny National Forest, and the Cornplanter Indian Reservation are also nearby.

Bradford is served by the Bradford Area School District, offering elementary, middle, and high school education with academic and extracurricular programs. The city is home to the University of Pittsburgh at Bradford (Pitt-Bradford), which provides undergraduate programs and contributes to the local economy. Additional higher education opportunities are available in surrounding regions. The nearest airport to Bradford is Bradford Airport.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	1,827	11,597	16,323
2030 Projected Population	1,708	10,840	15,312
2010 Census Population	1,922	12,668	17,552
Projected Annual Growth 2025 to 2030	-1.34%	-1.34%	-1.27%
Historical Annual Growth 2010 to 2020	-0.65%	-0.91%	-0.74%
Households & Growth			
2025 Estimated Households	770	4,911	6,592
2030 Projected Households	713	4,552	6,127
2010 Census Households	804	5,342	7,065
Projected Annual Growth 2025 to 2030	-1.53%	-1.51%	-1.45%
Historical Annual Growth 2010 to 2020	-0.37%	-0.78%	-0.63%
Income			
2025 Estimated Average Household Income	\$85,223	\$75,863	\$78,261
2025 Estimated Median Household Income	\$65,317	\$57,132	\$60,090
2025 Estimated Per Capita Income	\$35,756	\$31,869	\$32,238
Businesses & Employees			
2025 Estimated Total Businesses	166	612	750
2025 Estimated Total Employees	1,947	7,331	9,465





Tenant Name	Square Feet	LEASE TERM				RENTAL RATES		
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
ASP UC Support LLC (dba WellNow Urgent Care)	3,515	9/1/2026	8/31/2036	9/1/2026	-	\$12,010	\$144,115	4 (5-Year)
				9/1/2027	3%	\$12,370	\$148,438	

8% rental increases at the beginning of each option period thereafter

FINANCIAL INFORMATION

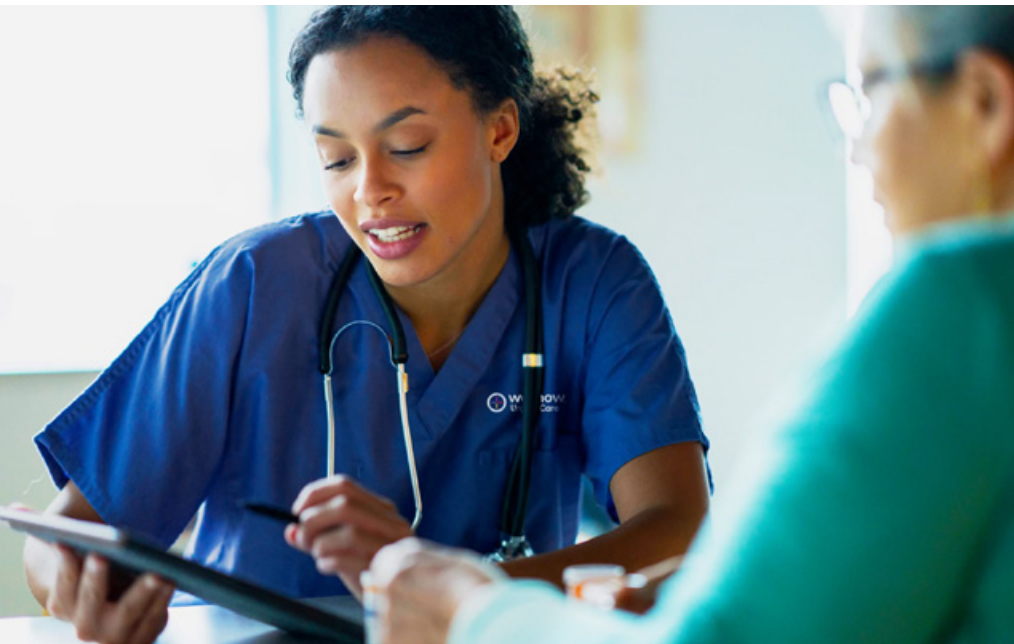
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FOR FINANCING OPTIONS AND LOAN QUOTES:
Please contact SRS Debt & Equity at debtandequity@srsre.com



WELLNOW URGENT CARE

wellnow.com

Company Type: Private

Locations: 180+

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 180 centers across Ohio, Wisconsin, Illinois, Indiana, Michigan, New York and Pennsylvania. With a focus on innovation, training, and patient-centered service, WellNow delivers quick, convenient, and quality care seven days a week. Services include expanded hours, online check-ins, and 24/7 virtual care. WellNow was founded as Five Star Urgent Care in 2011 by Dr. John Radford, who sought to provide communities with the kind of quality, walk-in care he saw was lacking when he served as an ER doctor. Patients quickly appreciated this new addition to their healthcare options, and the company continued to grow over the next few years.



Source: prnewswire.com, finance.yahoo.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM
of SRS Real Estate Partners-Northeast, LLC

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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