

UNIVERSITY HOSPITALS URGENT CARE

716 N COURT STREET, MEDINA (CLEVELAND MSA), OH 44256



Actual Site



8 YEARS REMAINING ON
NNN LEASE WITH MINIMAL
LANDLORD RESPONSIBILITIES



EXCELLENT ACCESS AND
VISIBILITY TO 14,200 VPD
ALONG MAIN RETAIL ARTERY



56,394 RESIDENTS IN PRIMARY
TRADE AREA, AVERAGE
HOUSEHOLD INCOME OF \$129,373



FUTURE 16 ACRE
RETAIL DEVELOPMENT

FOREST MEADOW VILLAS
135 UNITS



HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices



14,200 VPD



SUBJECT
PROPERTY

N COURT ST

N BROADWAY ST

W HOMESTEAD ST



RESIDENTIAL
COMMUNITIES
56,394 RESIDENTS IN
PRIMARY TRADE AREA



65,100 VPD



MEDINA HIGH SCHOOL
1,900 STUDENTS



University Hospitals
The Science of Health. The Art of Compassion.

Cleveland Clinic

CLAGETT MIDDLE SCHOOL
725 STUDENTS

N BROADWAY ST



SUBJECT PROPERTY

W HOMESTEAD ST

14,200 VPD

N COURT ST



RESIDENTIAL COMMUNITIES
56,394 RESIDENTS IN
PRIMARY TRADE AREA

OFFERING SUMMARY



\$3,005,000

PRICE

7.00%

CAP RATE

PROPERTY DETAILS

ADDRESS	716 N Court St, Medina, OH 44256
TENANT	University Hospitals Urgent Care by WellStreet, LLC
BUILDING SIZE	4,500 SF
YEAR BUILT	2024
RENT COMMENCEMENT	3/25/2024
RENT EXPIRATION	3/24/2034
TERM REMAINING	8 Years
LEASE TYPE	NNN
ROOF & STRUCTURE	Maintenance (Tenant) / Replacement (Landlord)
NOI	\$210,340
INCREASES	2.5% Annually
OPTIONS	Three, 5-Year

RENT SUMMARY

TERM	MONTHLY	ANNUAL
YEAR 3	\$17,528.36	\$210,340.32
YEAR 4	\$17,966.57	\$215,598.84
YEAR 5	\$18,415.74	\$220,988.88
YEAR 6	\$18,876.13	\$226,513.56
YEAR 7	\$19,348.04	\$232,176.48
YEAR 8	\$19,831.74	\$237,980.88
YEAR 9	\$20,327.53	\$243,940.36
YEAR 10	\$20,835.72	\$250,029.64
THREE, 5-YEAR OPTIONS	2.5% Increases Annually	



Actual Site

SECURE STREAM OF INCOME

- **8 Years Remaining on NNN Lease with Minimal Landlord Responsibilities**

Tenant maintains roof, structure and parcel, landlord responsible for roof replacement

- **Rare 2.5% Annual Rent Increases**

Throughout base term and three, 5-year renewal options

- **Brand New 2024 Block Construction**

18 years remaining on 20-year manufacturer's roof warranty

- **Corporate Guaranty from University Hospitals Urgent Care by WellStreet, LLC**

Operating 165 clinics nationwide, including 20 locations in Ohio

- **University Hospitals is One of the Nation's Leading Healthcare Systems**

Partnered with WellStreet, LLC to provide urgent care management and operations systems

- **Global Urgent Care Centers Market Size Valued at \$31.23 Billion in 2026**

Projected to grow to \$51.31 billion by 2034



Actual Site

PROXIMITY

- **56,394 Residents in Primary Trade Area**
Affluent customer back with an average household income of \$129,373 in 5-mile radius
- **2 Miles to Cleveland Clinic Medina Hospital with 148-Beds**
Adjacent to UH Medina Health Center
- **Surrounded by Dozens of National Tenants in Primary Retail Corridor**
Including Walmart (2.2M annual visitors per placer.ai), Target, Home Depot, Meijer, Giant Eagle, McDonald's
- **Excellent Access and Visibility to 14,200 VPD Along Main Retail Artery**
Close proximity to I-71, SR-303 and I-80/Ohio Turnpike
- **Nearby Apartment Communities Include Forest Meadows (294 units) and Waterford Village Apartments (588 units)**
Several K-12 schools nearby with 6,100 combined students
- **25 Miles to Akron and 33 Miles to Cleveland**
Medina is part of Cleveland MSA with a population of 2.9 million and home to nine Fortune 500 companies

ADDITIONAL PHOTOS



TENANT OVERVIEW

UNIVERSITY HOSPITALS URGENT CARE

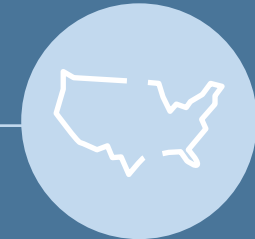
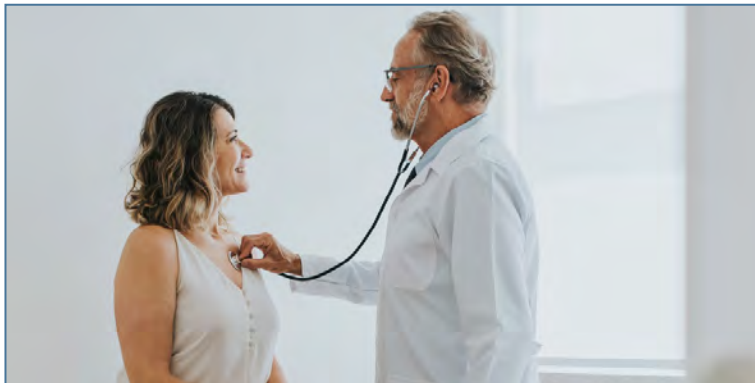
University Hospitals Urgent Care has become an increasingly important part of UH's outpatient network, supported by its partnership with WellStreet and a focus on expanding access across Northeast Ohio. The platform has steadily grown its footprint in high-demand suburban areas, combining UH's strong regional brand with WellStreet's operating capabilities to efficiently scale new locations. These centers not only provide convenient, walk-in care but also serve as a key entry point into the broader health system, supporting referrals and long-term patient engagement.

Looking ahead, the network is expected to continue building density in core markets while pursuing additional expansion opportunities. With an emphasis on accessibility, extended hours, and streamlined care delivery, University Hospitals Urgent Care is well positioned to benefit from rising demand for lower-cost outpatient services. Backed by a large, integrated health system and an experienced operating partner, the platform remains competitive within the growing urgent care sector.

WWW.UHURGENTCARE.ORG

WELLSTREET, LLC

WellStreet, LLC is an urgent care management company that operates and partners with health systems to run walk-in clinics, including University Hospitals Urgent Care, with a network of roughly 80+ locations across multiple states.



TOTAL LOCATIONS
20



HEADQUARTERS
CLEVELAND
OHIO

DEMOGRAPHICS MEDINA

POPULATION	1 MI	3 MI	5 MI
2025 Total	9,480	38,466	56,394
2020 Total	9,368	38,171	55,480
2010 Total	9,259	37,256	52,016
Total Daytime Population	13,254	41,550	56,028
HOUSEHOLDS	1 MI	3 MI	5 MI
2025 Total Households	4,560	15,857	22,629
INCOME	1 MI	3 MI	5 MI
2025 Median Household Income	\$59,117	\$87,524	\$99,213
2025 Average Household Income	\$82,994	\$116,043	\$129,373

HIGHLIGHTS

56,394 Total Population within 5 Miles

\$129,373 Average Income within 5 Miles

22,629 Total Households within 5 Miles



SITE OVERVIEW

LOT SIZE

0.80

ACRES

VPD

14,200

ON N COURT STREET

PARKING

26

SPACES

NEARBY TENANTS

GIANT EAGLE, WALGREENS,
WALMART, MEIJER, AND MANY
MORE

DAYTIME POPULATION

56,028

TOTAL



MEDINA, OHIO



Medina, Ohio, is a welcoming city located in northeastern Ohio, known for its historic downtown, strong sense of community, and family-friendly atmosphere. Situated between Cleveland and Akron with convenient access to Interstate 71, Medina offers the charm of small-town living while remaining closely connected to major metropolitan areas. The city's economy is supported by a mix of local businesses, manufacturing, retail, and professional services, while its historic Medina Square preserves the community's character and heritage. Popular attractions include the Medina Public Square Historic District, Castle Noel, and nearby parks and recreational areas. With its blend of history, accessibility, and high quality of life, Medina provides a balanced and inviting environment for residents and visitors alike.



ATTRACTIONS

Medina offers a variety of attractions that reflect its history, charm, and community-focused atmosphere. Visitors can explore the historic Medina Public Square, a well-preserved downtown district featuring local shops, restaurants, and seasonal events centered around the iconic courthouse. History and nostalgia enthusiasts can visit Castle Noel, which showcases movie memorabilia and elaborate holiday displays, or the Medina Toy & Train Museum, highlighting vintage toys and model railroads. Nature lovers can enjoy outdoor recreation at nearby parks such as Carolyn Ludwig Mudge Park and the Medina Reservoir, which offer walking trails, fishing, and scenic green spaces. The city's walkable downtown and year-round community events provide a welcoming environment that captures the appeal of small-town Ohio living.



ECONOMY

Medina supports a stable and diverse economy rooted in small businesses, manufacturing, retail, and professional services. The historic downtown area is home to locally owned shops and restaurants that contribute to the city's character and economic vitality, while commercial and industrial areas along major roadways support larger employers. Medina's location between Cleveland and Akron allows residents access to a broader regional job market, particularly in healthcare, education, logistics, and corporate services. This balance of local enterprise and regional connectivity helps sustain steady economic growth while preserving the city's small-town feel.



EDUCATION

Medina offers a strong educational environment anchored by the Medina City School District, which provides K–12 education through a network of local schools. Residents also have access to private and neighboring school district options. The city benefits from proximity to higher education institutions such as the University of Akron, Kent State University, and Cuyahoga Community College, supporting continued education and workforce development.



TRANSPORTATION

Medina is conveniently located near Interstate 71, providing easy access to Cleveland, Akron, and other regional destinations. The city is primarily car-dependent, with limited public transit available through county services. Residents and visitors also benefit from proximity to Cleveland Hopkins International Airport and Akron-Canton Airport, supporting regional and national travel.

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