



QuickVisit Urgent Care

2489 IA-92 | Washington, IA 52353

Single-Tenant NNN Medical Investment

2,940SF | 0.82Acres | New Construction | Washington County, Iowa

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SVN | CREATE

PROPERTY SUMMARY

QUICKVISIT URGENT CARE

2489 IA-92
WASHINGTON, IA 52353

INVESTMENT SUMMARY

QuickVisit Urgent Care was founded by clinicians with the goal of targeting smaller towns with limited healthcare access. Their locations service a much larger trade area than the typical urgent care due to a lack of alternatives. As the single tenant providing essential healthcare services to a growing and underserved regional market, this offering delivers stable, needs-based tenancy with a focus on urgent and primary care, supporting consistent demand. Positioned adjacent to the area's largest retail draw, the asset benefits from strong local reliance and long-term service viability.



Acute Illness



Minor Procedures



Workplace Health



Primary Care



PROPERTY DETAILS

Property Type	Medical Office / Urgent Care
Construction	New Construction
Tenancy	Single-Tenant
Roof Warranty	15 Years Remaining
Signage	Pylon + Monument
Plumbing	Heavily Plumbed (Medical)
Zoning	Commercial

PROPERTY HIGHLIGHTS

- New Construction
- Single Tenant Net Lease with minimal landlord responsibilities
- Recession-resilient, needs-based medical tenant serving a rural trade area with limited healthcare alternatives
- High Visibility Fronting Highway 92
- Freestanding Building with Pylon Signage
- High Value, Heavily Plumbed Buildout

OFFERING SUMMARY

LEASE TYPE:	NNN
BUILDING SIZE:	2,940 SF
SALE PRICE:	\$1,620,000
CAP RATE:	6.3%
YEAR BUILT:	2023
LOT SIZE:	0.82 Acres
Current NOI:	\$102,136

LEASE OVERVIEW

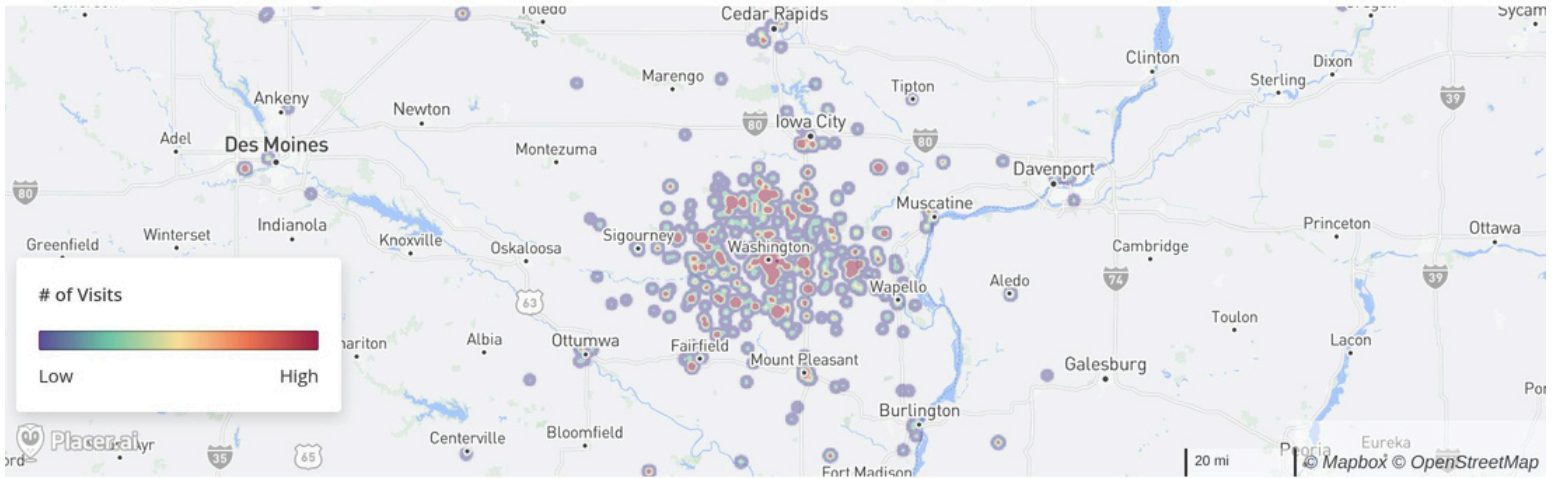


LEASE OVERVIEW

Tenant:	QuickVisit Management IA LLC
Lease Type:	Guaranteed Triple Net
Landlord Responsibilities:	Roof & Lot Replacement; Structural
Lease Length:	12 Years (8+ Remaining)
Renewal Option:	Three (3) 5-Year Options
Lease Commencement Date:	April 13, 2023
Lease Expiration Date:	April 13, 2035
Leased Space:	3,000 SF
Current Lease Rate:	\$102,136 / YR (\$34.05 /SF)
Annual Increases:	1.25%

TRADE AREA ANALYSIS

TRADE AREA

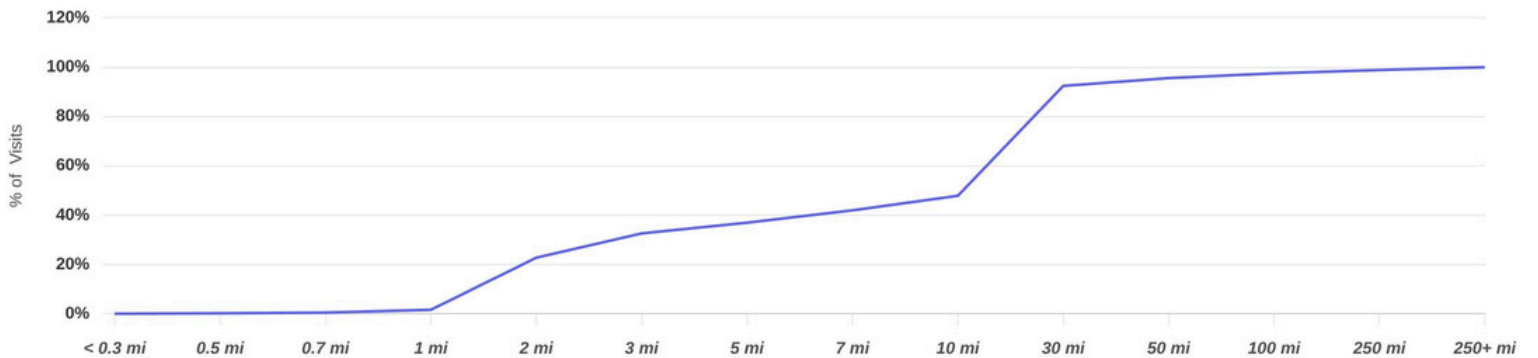


Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

May 1st, 2025 - Apr 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



TRADE AREA COVERAGE BY DISTANCE



Home Location | % of Visits | Min Visits: 1 | May 1st, 2025 - Apr 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



*THE MAP SHOWN INDICATES THE LOCATION OF THE RESIDENCES OF THE QUICKVISIT URGENT CARE ACTUAL VISITORS AND THE GRAPH SHOWS THE DISTANCE THAT THEIR VISITORS TRAVEL TO GET TO THE CLINIC.

WASHINGTON, IOWA

Washington is the county seat of Washington County, located in southeast Iowa approximately 30 minutes south of Iowa City and roughly an hour from the Quad Cities. The city anchors a regional trade area of roughly 20,000+ residents drawn from surrounding rural communities, with Washington serving as the retail, medical, and service hub for the county.

The subject property occupies a prime position along IA-92 East — the primary east-west retail corridor — near the city's dominant retail draw. Healthcare access in the surrounding rural market is limited, which is precisely the market profile QuickVisit was built to serve. Nearby Washington County Hospital & Clinics anchors the local healthcare network, but urgent-care and walk-in alternatives within the immediate trade area are scarce, giving the subject property strong defensive positioning.

KEY DEMAND DRIVERS

- Rural-healthcare access gap — limited urgent-care alternatives within a 15–20 minute drive
- Regional trade-area draw exceeds city population; patients travel from surrounding communities
- Proximity to Washington County Hospital & Clinics strengthens the local medical ecosystem
- Steady daily traffic counts along IA-92, the primary commercial corridor
- Aging regional demographic drives sustained demand for walk-in medical services
- New construction (2024) with a fresh 18-year roof warranty reduces capital-expense risk for buyers

THE METRICS



Visits
20.1K



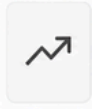
Visitors
9K



Visit Frequency
2.24



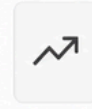
Avg. Dwell Time
66 Min



Visits YoY
+4.2%

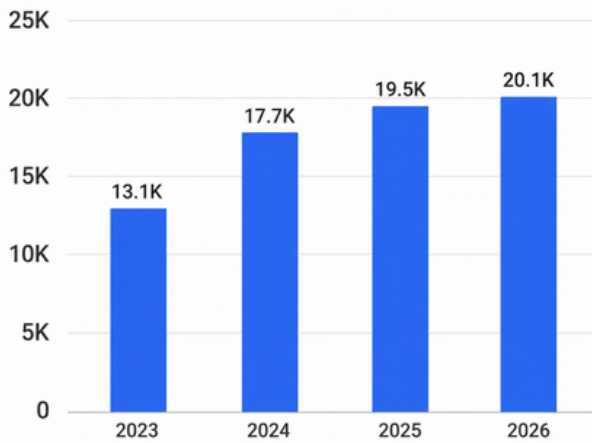


Visits Yo2Y
+15.8%

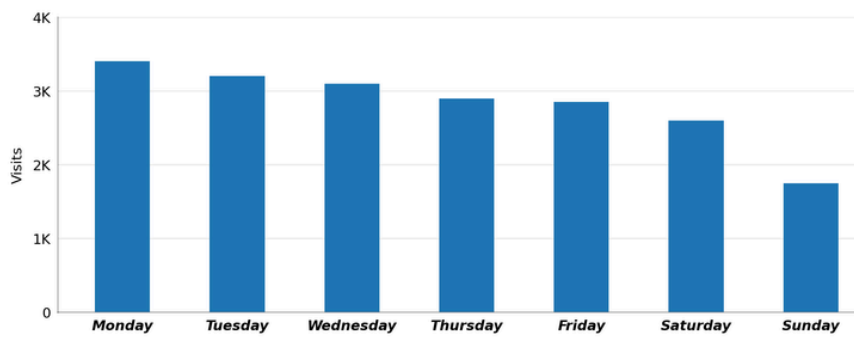


Visits Yo3Y
+1,165.6%

VISITOR TRAFFIC TRENDS



DAILY VISITS



VISITOR JOURNEY ROUTES MAP

