



fastpace health

fastpace health  
urgent care

1181

# NNN Investment Opportunity

## Chattanooga, TN



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# INVESTMENT HIGHLIGHTS

- DBA: Fast Pace Health Urgent Care
- Location: 6680 Lee Hwy, Chattanooga, TN 37421
- Price: \$3,876,000
- Cap Rate: 6.0%
- Building Size: 3,706 SF
- Date Constructed: 2024
- Lot Size: Approximately 0.72 Acres
- Lease Expiration: April 30, 2040
- Traffic Count: 15,589 VPD



# INVESTMENT SUMMARY

Offering Price: \$3,876,000  
Net Operating Income: \$232,560  
Year 1 Cap Rate: 6.0%  
Year Built: 2024  
Building Size: 3,706 SF  
Lot Size: 0.72 Acres  
Property Address: 6680 Lee Hwy  
City, State, Zip: Chattanooga, TN 37421

Tenant: FPMCM, LLC  
Lease Type: Absolute Triple Net  
Primary Lease Term: 15 Years  
Annual Rent: \$232,560  
Rent PSF: \$62.75  
Lease Expiration Date: 04/30/40  
Renewal Options: Three 5-Yr Terms  
Rent Increases: 2% Annually  
Lease Guarantor: Corporate

**Tenant Responsibilities:** Absolute triple net including obligations under the Joint Driveway Easement and Maintenance Agreement. The only exception is Landlord’s responsibility for the maintenance and repair of the structural elements of the foundation and load-bearing walls.

## LOCATION DESCRIPTION

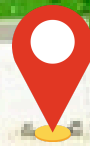
6680 Lee Hwy is strategically positioned in one of Chattanooga’s most active and rapidly evolving commercial corridors. Directly across the street sits the brand-new Food City, and just minutes away is Hamilton Place Mall, ensuring consistent retail traffic and strong customer draw. Recently announced apartment projects nearby (such as the 232-unit complex at Customer Delight Drive & Lee Hwy) drive increasing residential density and demand. With seamless access to Highway 153 and immediate proximity to I-75, this site serves as a vital connector between downtown Chattanooga and the expanding East Brainerd and Tyner areas.



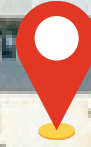
# PROPERTY LOCATION



15,589 VPD LEE HWY



# SITE AERIAL



# SITE AERIAL



# AREA RETAIL MAP



Chattanooga Metropolitan Airport

153 Tennessee

64

INTERSTATE 75

Belton South  
AQUA-TOTS SWIM SCHOOL  
ANIMAL EMERGENCY & SPECIALTY CENTER  
SUBWAY  
Jack's  
BACK 9 NINE  
Adventure Pediatric Dentistry

McDonald's  
planet fitness  
SPORTSMAN'S GOLF RESORTS  
SalonCentric  
MOLKA XETE  
BURGER KING  
TACO BELL  
CYCLE GEAR

FOOD CITY  
CVS pharmacy

CAC Chattanooga Allergy Clinic

Real Beginnings

HICKORY VALLEY A SENIOR LIVING COMMUNITY

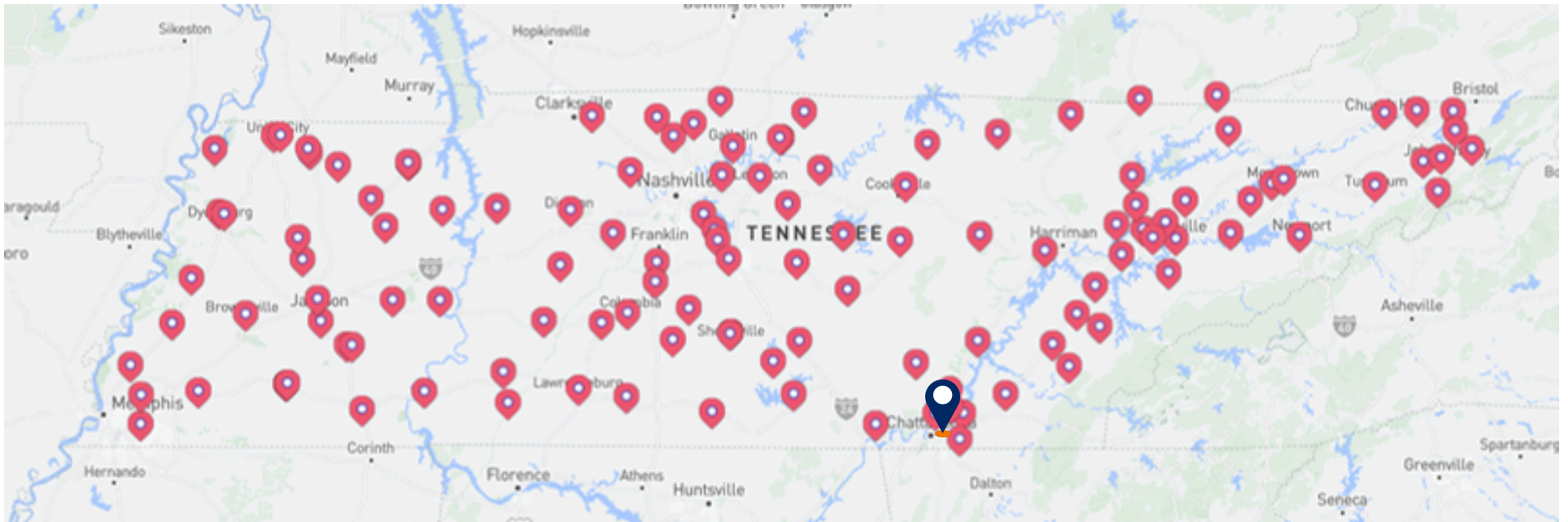
Sushi City  
MIBACHI WINGS  
GOLD'S GYM  
GONDOLIER  
RAIN Thai Bistro  
CHAMPY'S FRIED CHICKEN  
FAMILY DOLLAR  
PROVIDENCE THEATRE STORE  
CHOPSTIX PHO BOBANH BOBA

Residence INN  
MICROTTEL  
Super 8  
HOME2  
Days Inn  
SLEEP INN  
Fairfield  
Travelodge  
STAYBRIDGE SUITES  
TOWNEPLACE SUITES  
Hilton Garden Inn  
Comfort  
Builtwell BANK  
TRUIST  
SONIC  
Cracker Barrel  
TACO BELL  
FIREBOX  
Blue Moose  
Fuji  
CARMAX  
Olive Garden  
Krystal  
TACO BELL  
Walgreens  
ZAXBY'S  
Starbucks  
GRACE ACROPOLIS  
EL MESAON  
RED LOBSTER  
Cheese  
OUTBACK STEAKHOUSE  
ALEXANDER'S RESTAURANT  
SMOKEY BONES  
WORLD MARKET  
MICHAEL'S  
Academy Sports & Outdoors  
FIRST HORIZON  
TJ-MAXX  
Forbidden City  
Dillard's  
MALONE'S  
The Cheesecake Factory  
CROUCH  
Hampden  
BR  
DICK'S SPORTSWARE  
RODIZIO GRILL  
PF CHANG'S  
HAMILTON PLACE  
aloft  
McDonald's  
BARNES & NOBLE  
Red Robin  
MILLER'S ALE HOUSE  
Wendy's  
CHIPOTLE  
PETSMART  
LOWE'S  
BANK OF AMERICA  
SAGE DENTAL  
CHASE  
ASHLEY  
tazikis  
Peppercorn  
ALDI  
DOLLAR TREE  
Gabe's  
NOOGA MATTRESS  
Cheddar's  
Walmart  
FIVE GUYS  
BOOT BARN  
SUBWAY  
verizon  
Fink's  
Bad Daddy's  
SMOOTHIE KING  
TRUIST  
Orangetheory FITNESS



# BRAND 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 285+ Fast Pace Health clinics serving over three million annual patient visits throughout Tennessee, Kentucky, Mississippi, Indiana, Arkansas, Alabama, 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.



# DEMOGRAPHICS

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## POPULATION

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	3 MILES	5 MILES	10 MILES
2020	40,491	114,042	342,168
2024	41,918	117,246	360,704
2029 Projection	44,359	123,715	381,872
Median Age	40.5	40.8	39.7

## HOUSEHOLD CHARACTERISTICS

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	3 MILES	5 MILES	10 MILES
2020	17,416	47,339	139,894
2024	18,012	48,583	148,043
2029 Projection	19,077	51,301	157,064

## INCOME CHARACTERISTICS

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	3 MILES	5 MILES	10 MILES
Average Household 2020	\$78,904	\$77,352	\$77,832
Average Household 2024	\$81,974	\$80,924	\$82,882
Projected Household 2029	\$82,936	\$81,684	\$83,918

# MARKET OVERVIEW

- The Chattanooga MSA is made up of Dalton GA, Cleveland, and Chattanooga located in Southeast Tennessee. With a **population of 580,971**, it is the fourth largest MSA in the state (after Nashville, Memphis and Knoxville). It is the second fastest growing city (second to Nashville) with an annual population growth rate of 0.98%. Its population has **increased by 9.82%** since census recorded population of 167,674 in 2010. Chattanooga has a population density of 1,288 people per square mile.
- Since 2011, Chattanooga and Hamilton County have celebrated **60 business expansions** resulting in **11,686 new jobs** and more than **\$2 billion in capital investment**.
- With inexpensive office space and utilities -- plus the least expensive gigabit-per-second Internet service in the country -- Chattanooga makes doing **business affordable**. In fact, a recent ranking by SmartAsset found the estimated first-year costs for running a business in Chattanooga are about half of that in Silicon Valley.
- Cleveland, TN is the county seat of Bradley County and is home to Lee University. Cleveland is a part of the Chattanooga, TN MSA which has had a 13% growth in GDP from 2018 to 2022.
- Chattanooga and Cleveland are served by multiple railroads, Interstates and highways making it a **transit hub**. Chattanooga lies 118 miles (190 km) northwest of Atlanta, GA, 112 miles (180 km) southwest of Knoxville, TN, 134 miles (216 km) southeast of Nashville, TN, 102 miles (164 km) east-northeast of Huntsville, AL and 147 miles (237 km) northeast of Birmingham, AL.





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