



Natchez, MS

Fast Pace Urgent Care

Top Urgent Care Operator | Absolute NNN | 15-Year Original Lease Term



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc.
A Licensed Mississippi Broker #23372



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Fast Pace Urgent Care

508 US-61, Natchez, MS 39120 [➤](#)

PRICE: **\$1,809,417**

CAP RATE: **7.00%**

NOI	\$126,680
LEASE TYPE	NNN
RENT INCREASES	10% every 5 years
LEASE EXPIRATION	12/14/2036
BUILDING SIZE	3,600 SF
LAND AREA	0.65 AC



A 2021-built medical asset featuring 10 years of remaining term, 10% rental increases every five years, and zero landlord maintenance or expense responsibilities within an active retail corridor

This medical asset offers an absolute NNN lease structure with **zero landlord maintenance or expense responsibilities**, 10 years of remaining term, and scheduled 10% rental increases every five years. The asset is positioned within the Beechwood development, an active mixed-use corridor attracting new commercial projects.

The Beechwood development project is a **growing commercial node currently attracting several new projects** in various stages of development. Most notably, a new Medicaid and Medicare facility is scheduled to break ground on an adjacent site, reinforcing the corridor's long-term relevance as a healthcare and retail destination.



Absolute NNN Lease Structure

- Zero landlord maintenance or expense responsibilities, providing a truly passive investment
- 10% rental increases every five years deliver structured, inflation-hedged income growth
- Three, 5-year renewal options extend the potential lease term well beyond the initial 15-year term

Long-Term Tenancy & Lease Fundamentals

- 15-year original lease term with approximately 10 years of remaining term as of rent commencement in December 2021
- Corporate guaranty from one of the top national urgent care operating companies successfully running over 320 clinics across the southeast
- Structured rental increases provide compounding rent growth over the hold period and provide significant tenure runway for long-term income stability

Active Development Corridor

- Situated within the Beechwood development project, a commercial hub attracting multiple new projects in various stages of development
- A new Medicaid and Medicare facility is scheduled to break ground on an adjacent site, reinforcing the property's position within an emerging healthcare-anchored corridor

INCOME & EXPENSE		
Price		\$1,809,714
Capitalization Rate		7.00%
Building Size (SF)		3,600
Lot Size (Acres)		0.65
Stabilized Income	\$/SF	
Scheduled Rent	\$35.19	\$126,680
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Repairs & Maintenance	NNN	\$0.00
NET OPERATING INCOME		\$126,680

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premises & Term	
Tenant	Fast Pace Urgent Care
Guarantor	FP UC HOLDINGS, INC.
Lease Type	Absolute NNN
Lease Term	15 Years
Rent Commencement	December 15, 2021
Options	Three, 5-Year Options
Year Built	2021
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT
Fast Pace Urgent Care	3,600	12/15/2021	12/14/2026		\$9,597	\$115,164	\$2.67	\$31.99
		12/15/2026	12/14/2031	\$126,680	\$10,557	\$126,680	\$2.93	\$35.19
		12/15/2031	12/14/2036		\$11,612	\$139,348	\$3.23	\$38.71
	Option 1	12/15/2036	12/14/2041		\$12,774	\$153,283	\$3.55	\$42.58
	Option 2	15/15/2041	12/14/2046		\$14,051	\$168,611	\$3.90	\$46.84
	Option 3	12/15/2046	12/14/2051		\$15,456	\$185,472	\$4.29	\$51.52
TOTALS:	3,600			\$126,680	\$9,597	\$115,164	\$2.67	\$31.99

LEGEND

Property
Boundary

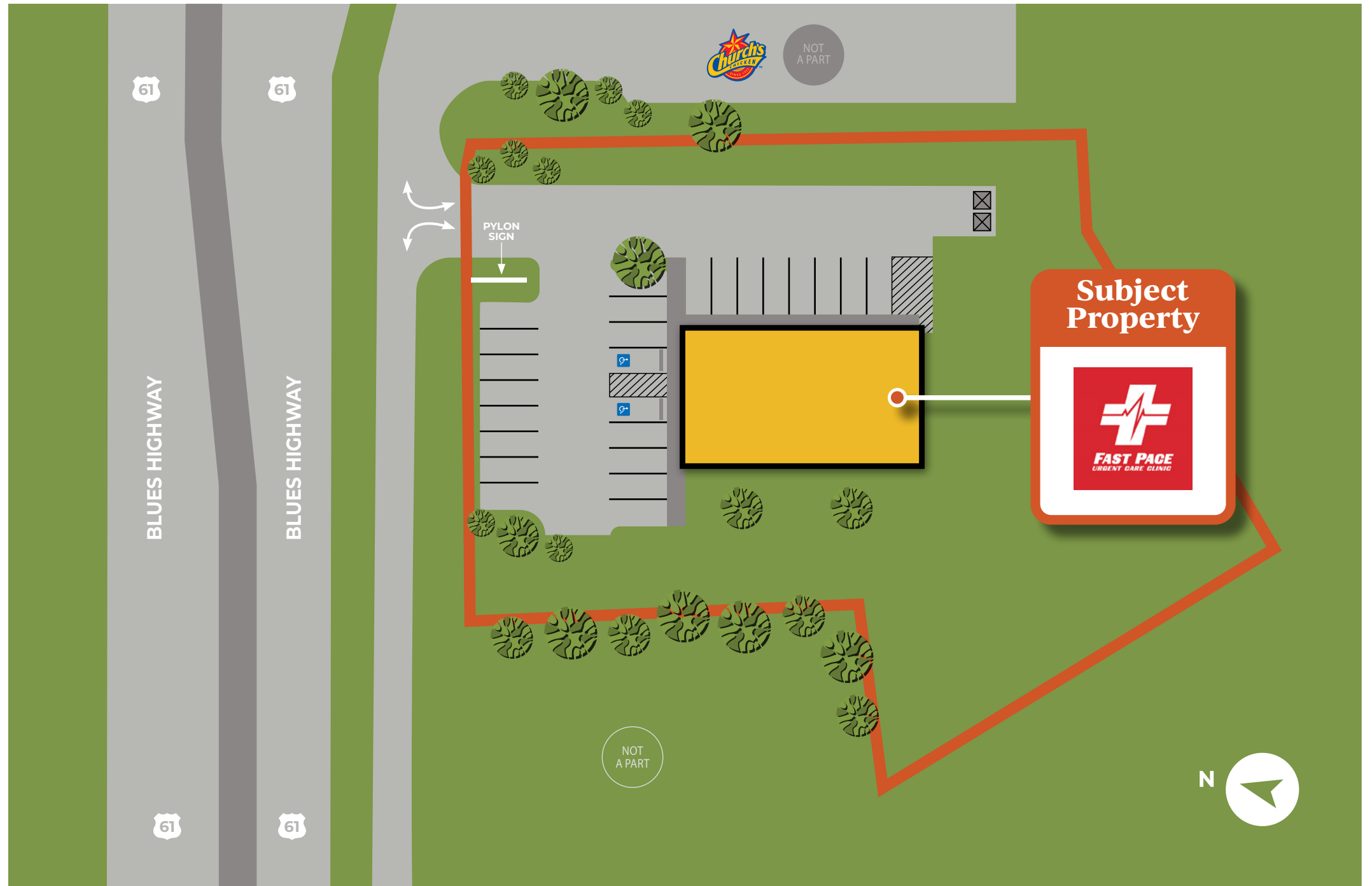
3,600
Rentable SF

0.65
Acres

25
Parking Spaces



Egress





Fast Pace Urgent Care

Quality, Convenient Healthcare for Rural Communities

Overview

- One of the nation's leading providers of urgent care services, with 300+ healthcare centers across TN, KY, LA, MS, IN, AL, NC, and AR
- Founded in 2009, with its first clinic opening in Collinwood, TN
- Services include urgent care, primary care, orthopedics, dermatology, behavioral health, physical therapy, and telehealth
- Each clinic features multiple exam rooms, on-site lab testing, and X-ray capabilities
- Accepts most insurance providers and offers affordable self-pay prices for uninsured patients
- Backed by institutional investors including Revelstoke Capital Partners, supporting continued de novo and acquisition-driven growth
- Competes with established players like MedExpress, American Family Care, and FastMed Urgent Care

[TENANT WEBSITE](#) ➤



300+

WALK-IN CLINICS
ACROSS THE SOUTHEAST

2,500+

TOTAL
EMPLOYEES



Located in
an Active
Development
Corridor

24,347

VEHICLES PER DAY ALONG
BLUES HIGHWAY (U.S. 61)

22.3 AC

OF TOTAL LAND IN
BEECHWOOD DEVELOPMENT

Immediate Trade Area | 10



-  GOVERNMENT OFFICE
-  ELEMENTARY/
MIDDLE SCHOOL
-  HIGH SCHOOL
-  SPORTS COMPLEX

 DOWNTOWN NATCHEZ
(3.2 MILES)

Subject Property



**HARBOR FREIGHT
SHOE DEPT.**



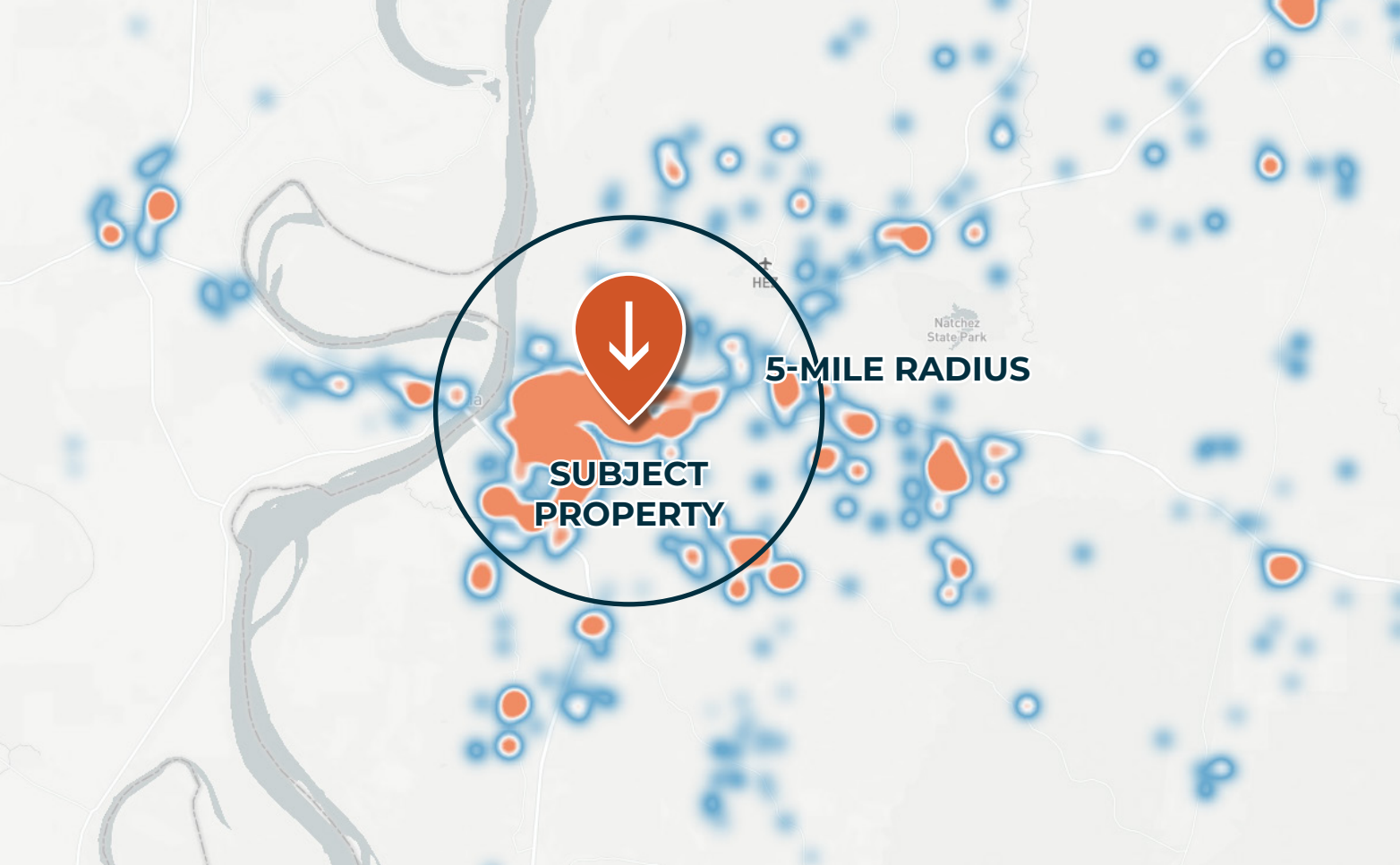

16,959 VPD

24,347 VPD

18,154 VPD

**DOLLAR
TREE**

Walmart
Supercenter



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

Visitation Data

15.5K Visits

OVER THE PAST 12 MONTHS TO
THE SUBJECT PROPERTY

49 Min

AVERAGE DWELL TIME AT
THE SUBJECT PROPERTY

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics

Ring Radius Population Data



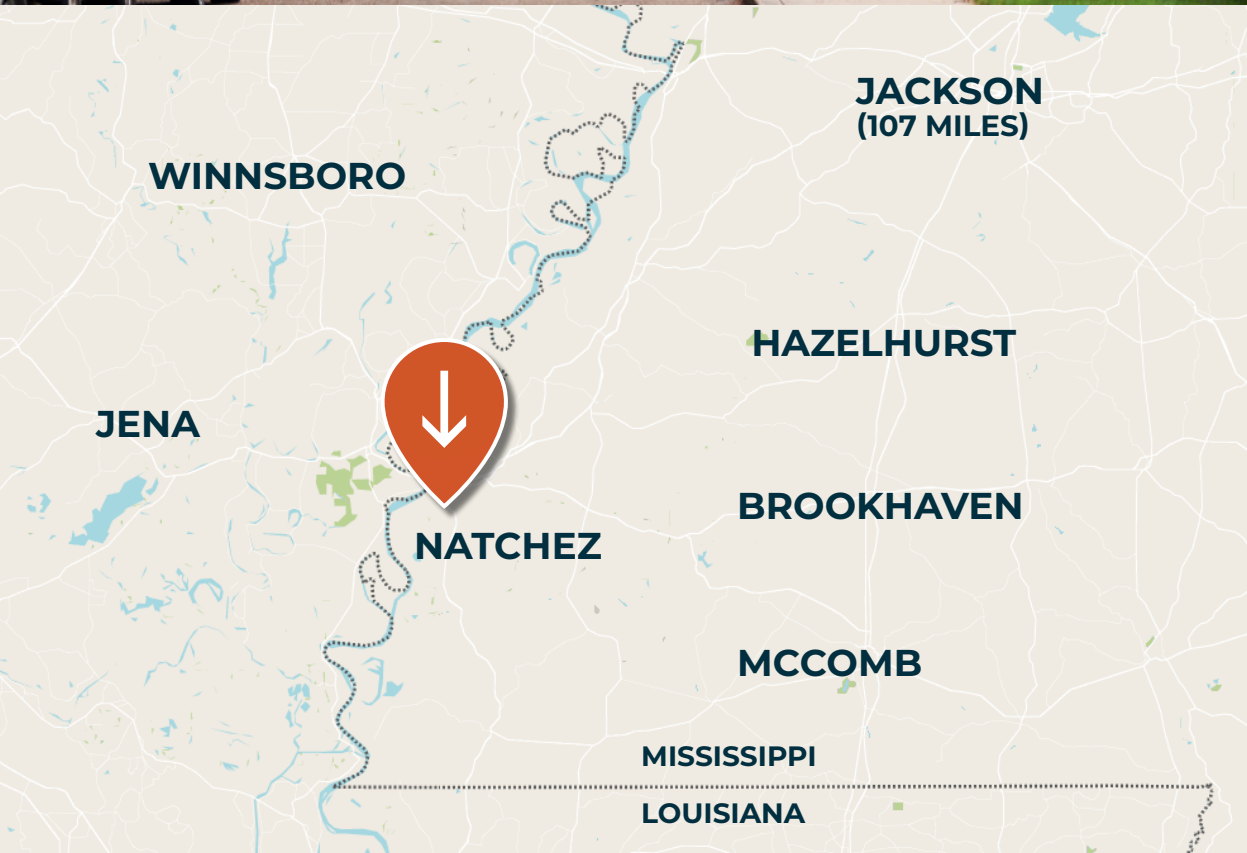
	1-Mile	3-Mile	5-Mile
2025 POPULATION	3,025	16,216	23,424
HOUSEHOLDS	1,280	7,249	10,411

Ring Radius Household Income Data



	1-Mile	3-Mile	5-Mile
AVERAGE	\$50,356	\$60,716	\$65,436
MEDIAN	\$25,425	\$41,381	\$44,357

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Natchez, MS

Mississippi's Oldest City on the River



Overview

- Natchez is located in Adams County, in the southwestern corner of Mississippi, and serves as the county seat
- U.S. Highways 61, 84, and 98 intersect in Natchez, connecting directly to Memphis, Baton Rouge, New Orleans, and Mobile
- The Port of Natchez specializes in handling heavy containers and pallets of commodities ranging from automobiles to agricultural products, and offers the ability to ship to all destinations along the Mississippi River, as well as Europe, Latin America and Asia
- The Natchez-Adams County Airport operates 24 hours a day and is capable of handling air carrier charter flights in addition to corporate and business traffic, with two hard-surfaced lighted runways at 6,500 feet and 5,000 feet
- Natchez is home to Alcorn State University, a historically Black university known for its programs in nursing, business, and education
- Top employers include Merit Health Natchez, a regional hospital, and the Natchez-Adams School District; the city is also home to manufacturing companies including von Drehle Corporation, a leading provider of paper products, and Elevance Natchez, a renewable chemicals company

30,100

ADAMS COUNTY
ESTIMATED POPULATION

\$978 Million

ADAMS COUNTY
GDP

Location Overview | 13



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