

PROPERTY OFFERING

# Concentra Urgent Care

Single-Tenant Net-Leased Medical Investment



15430 S. Rogers Road  
Olathe, Johnson County  
Kansas 66062

ASKING PRICE

**\$3,042,900**

6.25% CAP RATE

Year-5 NOI: \$190,181

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EXCLUSIVELY OFFERED BY

**Scott · Plaza Properties Corporation**

[scott@plazap.net](mailto:scott@plazap.net) · Offering as of May 2026

## INVESTMENT HIGHLIGHTS

# A Rare Single-Tenant Medical Asset

A free-standing, 7,500 RSF single-tenant urgent care and occupational health facility located in south Olathe, Kansas — the county seat of Johnson County (the wealthiest county in Kansas) and the #1 Best Place to Live in Kansas for 2026 per U.S. News & World Report. Occupied by Concentra Health Services, Inc. (NYSE: CON) under a long-term corporate-guaranteed net lease.



Subject property — 15430 S. Rogers Road, Olathe, KS. Stone & brick exterior with I-35 frontage.

## Key Investment Attributes

- **Trophy Tenant.** Concentra (NYSE: CON) operates 620+ centers across 41 states with FY 2025 revenue of \$2.16 billion and Adjusted EBITDA of \$431.9 million.
- **Wealthiest County in Kansas.** Johnson County — 632,276 residents, \$109,357 median HHI. 5-mile trade area: \$108,058 median HHI across 132,342 residents.
- **Captive Employer Base.** Garmin world HQ (~5,000 employees) less than 5 minutes away. BNSF Logistics Park KC, I-35 Logistics Park, KCNSC/Honeywell, FedEx, Panasonic EV battery plant.
- **Exclusive Use Granted.** Tenant holds a contractual exclusive on occupational/urgent care use.
- **Renewal Optionality.** Multiple long-term renewal options at fair market rent.
- **Passive, Net-Lease Structure.** Tenant reimburses real estate taxes and insurance; ideal for 1031 exchange and passive private capital.

## THE PROPERTY

# Property Snapshot

| Field           | Detail                                                 |
|-----------------|--------------------------------------------------------|
| Address         | 15430 S. Rogers Road, Olathe, Johnson County, KS 66062 |
| Property Type   | Single-Tenant Net Lease — Medical / Urgent Care        |
| Tenant          | Concentra Health Services, Inc. (NYSE: CON)            |
| Building Size   | 7,500 RSF free-standing single-tenant                  |
| Lease Structure | NN — Tenant reimburses RE Taxes and Insurance          |
| Lease Guaranty  | Corporate                                              |
| Use             | Occupational health / urgent care / primary care       |
| Exclusive Use   | Yes — granted under lease                              |
| Renewal Options | Two (2) five-year options at fair market rent          |
| Asking Price    | \$3,042,900                                            |
| Cap Rate        | 6.25%                                                  |
| Year-5 NOI      | \$190,181                                              |

## LOCATION &amp; AREA

# Olathe / Kansas City MSA — Power Retail Node

The subject property sits on S. Rogers Road at the Interstate 35 interchange in Olathe, Kansas — a corridor carrying ~49,413 vehicles per day. Over 114,000 residents live within a five-mile radius and more than 315,000 within ten miles. Average household income within a ten-mile radius exceeds \$124,000. The property is directly across the highway from Olathe Medical Center (300+ bed hospital) and less than a mile from Olathe South High School (2,000+ students). Downtown Kansas City is ~20 miles away.

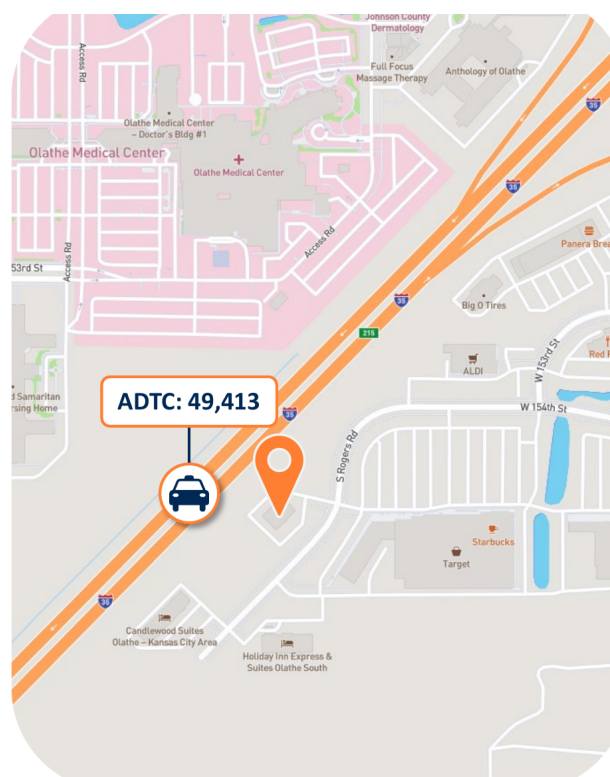
Major national tenants in the immediate trade area: The Home Depot, Target, Walmart, Lowe's, Menards, Aldi, Academy Sports & Outdoors, at Home, Tractor Supply, Wells Fargo, Sherwin Williams, Dutch Bros, Chipotle, Starbucks, Panera, Red Robin, Walgreens — plus Garmin's corporate headquarters nearby and several hospitality flags (Holiday Inn Express, Best Western Plus, IHG) within a one-mile radius.

The subject investment property is a Concentra situated on S Rogers Rd, which intersect nearby with Interstate 35. Interstate 35 experiences an average daily traffic count of approximately 49,413 vehicles. There are more than 114,000 individuals residing within a five-mile radius of the property and more than 315,000 individuals within a ten-mile radius. The average household income within a 10-mile radius exceeds \$124,000.

This Concentra Urgent Care property benefits from being well-positioned in a dense retail corridor consisting of national and local tenants, academic institutions and shopping centers. Major national tenants in the area include: Target, Walmart, The Home Depot, Lowe's, Aldi, Savers, Wells Fargo, Academy Sports & Outdoors, Menards, Dutch Bros, Sherwin Williams, at Home, Garmin Corporate Offices, Tractor Supply, and many more. The subject property also benefits from compelling location fundamentals, approximately 20 miles from Kansas city. The subject property is situated right across the highway from Olathe Medical Center, a 300+ bed hospital as well as down the street (less than a mile) from Olathe South High School, a 2000+ Student High School. Charles B. Wheeler Airport is located approximately 22.6 miles away in Kansas City. There are several hospitality accommodations within a one-mile radius of the subject property, these include Holiday Inn Express, Best Western Plus, IHG and more.

Olathe is a vibrant city located in Johnson County, Kansas, with a population of approximately 140,000 residents. The city was founded in 1857 and has a rich history that is reflected in its charming downtown area and historic sites.

Downtown Olathe features several historic buildings, including the Johnson County Courthouse, which was built in 1890 and now serves as a museum. The city is also home to the Mahaffie Stagecoach Stop and Farm, a living history museum that showcases life in the mid-1800s. Olathe is known for its excellent schools, parks, and recreational facilities. The city has several parks and trails, including the Olathe Trail System, which offers over 30 miles of paved and unpaved trails for hiking, biking, and jogging. The city's award-winning parks and recreation department offers a variety of programs and activities for residents of all ages, including sports leagues, fitness classes, and cultural events in addition to its natural and recreational amenities. Olathe is also a thriving commercial center, with several shopping centers, restaurants, and entertainment options. The city is home to the Garmin headquarters, as well as several other major employers in the healthcare, technology, and manufacturing sectors.



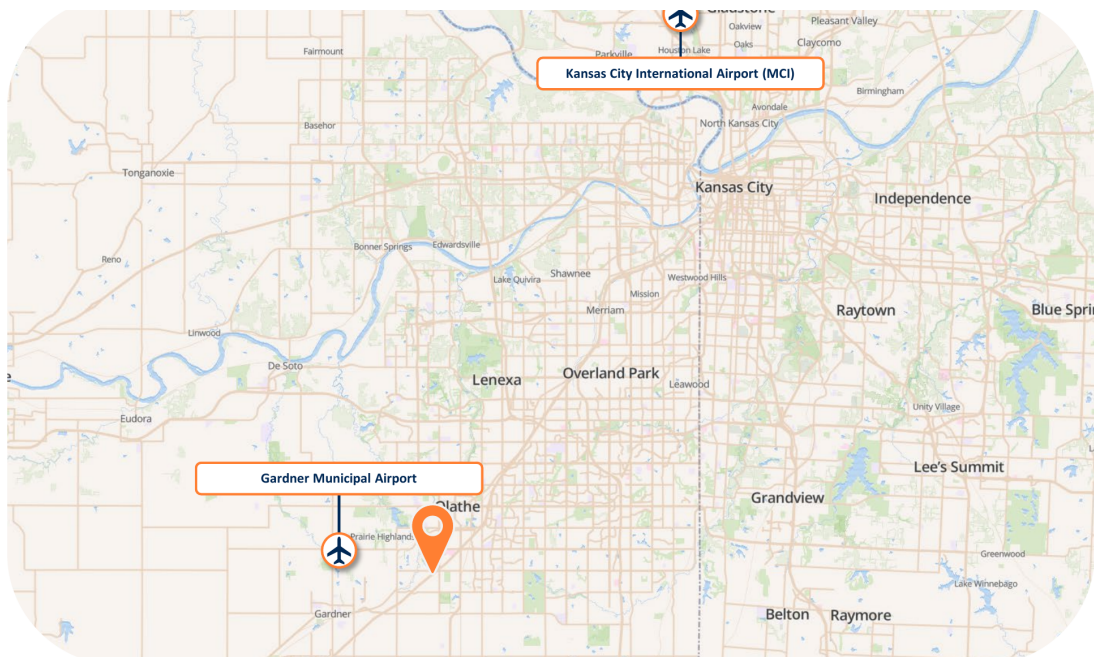
Location overview — I-35 interchange with Olathe Medical Center, Aldi, Target, Starbucks, and Panera Bread surrounding the subject.

## SURROUNDING AREA

# Anchor Tenants & Local Map



Surrounding-area photos — The Home Depot, Chipotle, Aldi, and Walgreens directly adjacent to the subject property.



Local map — subject property positioned between Kansas City International Airport (MCI, 22.6 miles) and Gardner Municipal Airport.

THE TENANT

# About Concentra

Concentra Group Holdings Parent, Inc. (NYSE: CON) is the largest provider of occupational health services in the United States, operating 620+ occupational health centers in 41 states and 160+ onsite employer clinics. Following its November 2024 spin-off from Select Medical, Concentra trades as an independent NYSE-listed company with FY 2025 revenue of \$2.16 billion, Adjusted EBITDA of \$431.9 million (20.0% margin), and free cash flow of \$197.8 million.<sup>1</sup>

|                             |                 |               |                      |
|-----------------------------|-----------------|---------------|----------------------|
| OCCUPATIONAL HEALTH CENTERS | FY 2025 REVENUE | STATES SERVED | PATIENT VISITS / DAY |
| 620+                        | \$2.16B         | 41            | ~50,000+             |

Concentra is the #1 urgent care operator by location count per Urgent Care Association data, rated BB-Stable by S&P Global Ratings. The lease at the subject property is guaranteed by Concentra Health Services, Inc.<sup>2</sup>

<sup>1</sup> Concentra IR — Preliminary 2025 Results (Jan 28, 2026). [investors.concentra.com](https://investors.concentra.com)

<sup>2</sup> S&P Global Ratings — Concentra 'BB-' Affirmed, Jan 24, 2025.

## LOCATION

## South Olathe — Wealthiest County in Kansas

The Property is positioned in south Olathe on S. Rogers Road, between the 151st Street and 159th Street commercial corridors and ~1.5 miles east of I-35 (Exit 215). The site is immediately adjacent to the Southgate Retail Center and less than 5 minutes from Garmin's world headquarters and the KU Health System Olathe Hospital.



Site aerial — Concentra parcel outlined; direct I-35 frontage with adjacent Home Depot pad.

### Drive Distance to Key Destinations

| Destination              | Distance         | Destination                             | Distance         |
|--------------------------|------------------|-----------------------------------------|------------------|
| Garmin World HQ          | ~5 min / ~3 mi   | KU Health Olathe Hospital               | ~8 min / ~5 mi   |
| I-35 Exit 215 (151st St) | ~3 min / ~1.5 mi | BNSF Logistics Park KC                  | ~12 min / ~8 mi  |
| Downtown Kansas City, MO | ~26 min / ~22 mi | Kansas City International Airport (MCI) | ~45 min / ~39 mi |

## MARKET

# Demographics & Trade Area

Olathe is the 4th largest city in Kansas with an estimated 2025 population of 150,903, growing approximately 1.24% annually. Johnson County — the wealthiest county in Kansas — has 632,276 residents and a median household income of \$109,357. Within 5 miles of the property, median household income reaches \$108,058 across 132,342 residents.<sup>3</sup>

|                             | 3-Mile Radius | 5-Mile Radius |
|-----------------------------|---------------|---------------|
| 2025 Population             | 55,638        | 132,342       |
| 2030 Projected Population   | 57,280        | 136,633       |
| Population Growth 2025–2030 | +2.95%        | +3.24%        |
| Total Households            | 19,194        | 46,103        |
| Median Household Income     | \$98,042      | \$108,058     |
| Median Home Value           | \$325,560     | \$349,069     |
| Average Household Size      | 2.80          | 2.80          |

## Major Employers Driving Occupational Health Demand

| Employer                                         | Scale                  |
|--------------------------------------------------|------------------------|
| Garmin World HQ (~3 mi)                          | ~5,000 employees       |
| Kansas City National Security Campus (Honeywell) | ~6,000–7,000 employees |
| Farmers Insurance / AIG                          | 2,000+ each            |
| KU Health System Olathe Hospital (~5 mi)         | 2,000+ employees       |
| T-Mobile Aspiria Campus                          | 6,000+ on campus       |
| BNSF Logistics Park KC / I-35 Logistics Park     | 443 ac. / 1.87M SF     |
| FedEx Olathe (2 facilities)                      | 500–999 employees      |
| Panasonic EV Battery Plant (De Soto)             | ~4,000 incoming        |
| Heartland Coca-Cola Bottling (new 2025)          | ~700 employees         |

<sup>3</sup> U.S. Census Bureau / American Community Survey; OneKC / KCADC Greater KC Profile; World Population Review — Olathe, KS.

**AREA DRIVERS**

# Why Olathe

Olathe sits at the intersection of one of the Midwest's most active industrial logistics corridors and one of its wealthiest residential markets. The city has been ranked the #1 Best Place to Live in Kansas for 2026 by U.S. News & World Report, with more than \$1.7 billion in active development reshaping the corporate, retail, and entertainment landscape — directly anchoring long-term occupational health demand.

- #1 Best Place to Live in Kansas — U.S. News & World Report (2026).
- 4th largest city in Kansas — 150,903 residents (2025), growing ~1.24% annually.
- Wealthiest county in Kansas — Johnson County, \$109,357 median HHI; 632,276 residents.
- \$1.7B+ in active development — Garmin expansion, \$400M Heartland Coca-Cola campus, \$320M Halo Ridge district, proposed \$700M Chiefs HQ campus.
- Captive logistics corridor — BNSF Logistics Park KC, I-35 Logistics Park (1.87M SF), FedEx, Lineage, Walmart processing.
- Adjacent to Southgate Retail Center — Target/Home Depot-anchored retail node directly south of the property.

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**FOR FULL OFFERING MATERIALS, FINANCIALS, AND LEASE ABSTRACT**

## Contact Plaza Properties Corporation

Complete offering memorandum — including rent schedule, lease abstract, NOI analysis, tenant financials, sales comparables, and recommended pricing — is available to qualified buyers upon execution of a standard confidentiality agreement.

**Scott · Plaza Properties Corporation**

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