



108 Knowlton Corner Rd, Farmington, ME

URGENT CARE



CONFIDENTIAL
OFFERING MEMORANDUM



**OFFERED
FOR SALE**

\$5,920,000 | 6.00% CAP

Executive Summary

This offering presents the opportunity to acquire a brand-new, 2025 build-to-suit ConvenientMD urgent care clinic located in Farmington, Maine, a stable medical hub serving Franklin County and the regional University of Maine system. The property features a new 15-year absolute NNN lease with six (6) five-year renewal options, ensuring long-term predictable cash flow with no landlord responsibilities. Rent escalations of 10% every five years provide excellent income growth. The site includes newly established cross-access to Wilton Road, ensuring excellent vehicular ingress/egress and permanent access continuity for the tenant.

ConvenientMD is a rapidly growing regional healthcare operator offering urgent care, clinical services, and onsite pharmacy dispensing. In addition to its expanding urgent care footprint, CMD has been experiencing notable growth in its Primary Care platform, which operates under the same corporate entity and provides meaningful support to the company's overall financial strength and balance sheet. As a mission-critical and new high-volume facility for the brand, the Farmington clinic benefits from high visibility on the area's dominant commercial corridor, surrounded by national retailers and essential services. This asset is exceptionally well-positioned for passive investors seeking stable yield, strong credit tenancy, and long-term security.

NOI	\$355,212
CAP	6.00%
PRICE	\$5,920,000

ASSET SNAPSHOT

Tenant Name	ConvenientMD
Address	108 Knowlton Corner Rd, Farmington, ME
Building Size (GLA)	5,148 SF
Land Size	1.25 AC
Year Built	2025
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Expiration Date	1/31/2041
Lease Term	15-Years
Renewal Options	6 x 5-Years
Rental Increases	10% Every 5-years
NOI	\$355,212

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
Current Term	1-5	\$355,212
Current Term	6-10	\$390,733
Current Term	11-15	\$429,807
1st Renewal Term	16-20	\$472,787
2nd Renewal Term	21-25	\$520,066
3rd Renewal Term	26-30	\$572,072
4th Renewal Term	31-35	\$629,280
5th Renewal Term	36-40	\$692,208
6th Renewal Term	41-45	\$761,428



BRAND NEW
2025 CONSTRUCTION



15-YEAR
ABS NNN LEASE



17,330 VPD
ON US-2, ME-4



BRAND-NEW 2025 BUILT-TO-SUIT CONSTRUCTION

Newly delivered clinic purpose-built for ConvenientMD, featuring the latest medical buildout and technology to support high-quality clinical operations and long-term facility performance



LONG-TERM ABSOLUTE NNN LEASE

15-year absolute NNN structure with the tenant responsible for 100% of expenses, taxes, insurance, roof & structure maintenance, and utilities offering investors true passive ownership



HEALTHCARE TENANCY & RECESSION-RESISTANT CATEGORY

Urgent care is one of the strongest-performing and most stable retail categories, supported by consistent demand, high insurance utilization, and long-term demographic needs



HIGH VOLUME LOCATION

ConvenientMD is positioned for sustained success and long-term profitability at this new high-volume Farmington location, capitalizing on the intense need for medical services in the region



HIGH-TRAFFIC REGIONAL RETAIL CORRIDOR

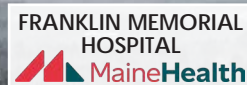
Positioned along Wilton Road (ME-2), Farmington's dominant commercial artery, with strong daily traffic counts, proximity to major national anchors such as Walmart, Home Depot, Hannaford, and Franklin Memorial Hospital, and elevated site placement that provides exceptional visibility functioning as a prominent billboard along the entire Route 2 corridor



STRONG CORPORATE GUARANTY

Lease guaranteed by ConvenientMD, LLC, a rapidly expanding healthcare operator with 50+ urgent care and primary care locations, and the largest and strongest urgent care provider in the high barrier-to-entry New England market





108 Knowlton Corner Rd
FARMINGTON, ME

KNOWLTON CORNER RD 2,600 VPD

WILTON RD (US-2, ME-4) 17,330 VPD







FARMINGTON

URGENT CARE

Colby
COLLEGE
WATERVILLE

BELFAST

36 MILES

AUGUSTA

89 MILES

L.L.Bean
HEADQUARTERS

PORTLAND

FARMINGTON, MAINE is the economic and medical hub of Franklin County and part of the broader Western Maine regional market. The town hosts the University of Maine at Farmington (UMF), giving it a stable year-round population base and driving demand for healthcare, retail services, and multifamily housing. As the county seat and primary commercial center, Farmington attracts regional traffic from more than 20 surrounding towns, amplifying the trade area beyond its immediate 7,800-person population.

The market is supported by a mix of higher education, medical services, manufacturing, and tourism. Franklin Memorial Hospital (part of MaineHealth) anchors the healthcare sector, while Wilton Road (ME-2) functions as the region's main retail corridor, with national tenants including Walmart, Home Depot, Hannaford, McDonald's, and more. With limited supply and high barriers to new medical construction, urgent care demand continues accelerating, making Farmington a resilient and strategically valuable location for ConvenientMD.

ConvenientMD

ConvenientMD is a rapidly growing urgent care and primary care provider with more than 50 locations across the northeastern United States. Founded in 2012, the company delivers high quality, efficient, and affordable medical care through modern facilities staffed by experienced physicians, advanced practitioners, and skilled clinical teams. ConvenientMD operates seven days a week with extended hours and offers a comprehensive suite of services that includes treatment for illnesses and injuries, vaccinations, physical exams, occupational health, on-site laboratory testing, and digital imaging. The company has also strengthened its overall platform through the expansion of its primary care services, allowing patients to establish long-term medical homes while supporting continued clinical and financial growth.

The organization is supported by Bain Capital's Double Impact Fund, an investment platform that backs high growth companies delivering meaningful community benefit. This partnership has enabled the ongoing expansion of ConvenientMD's footprint, the development of state-of-the-art facilities, and continued investment in technology and clinical operations. With its strong commitment to patient experience, clinical excellence, and convenient access to care, ConvenientMD has established itself as the leading urgent care provider in the high barrier to entry New England market and remains well positioned for sustained performance and long-term success.

2012
FOUNDED

Portsmouth, NH
HEADQUARTERS

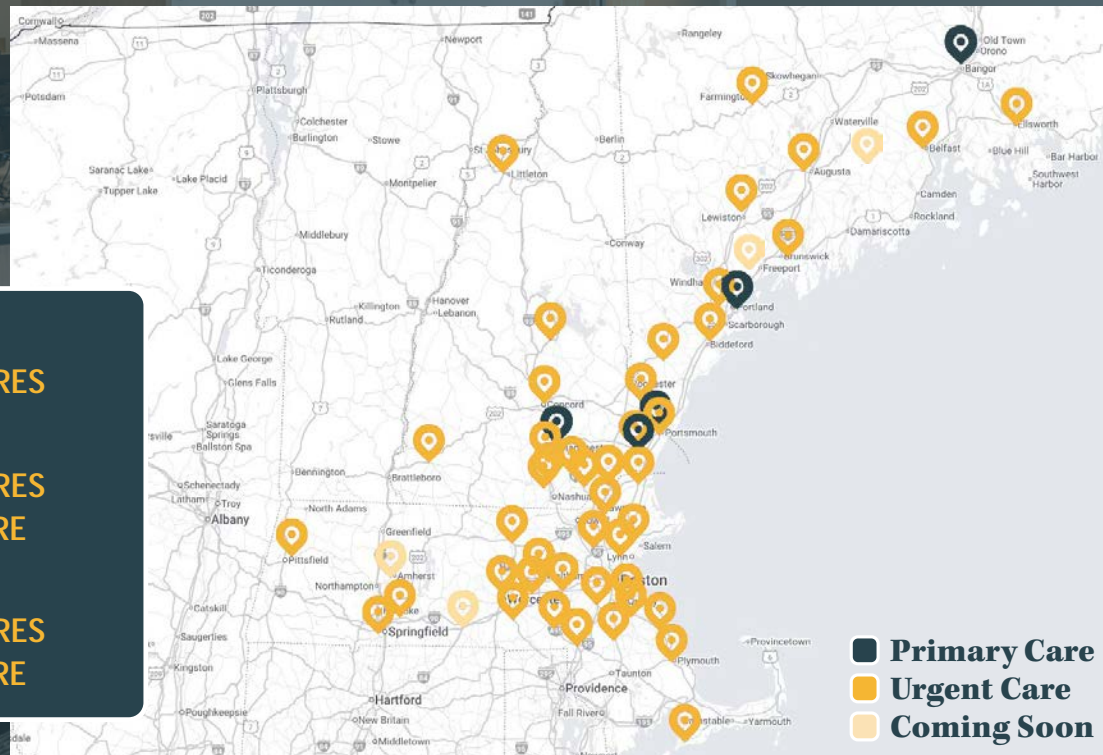
Corporate
GUARANTY

50+
LOCATIONS

MA
11 URGENT CARES

ME
11 URGENT CARES
2 PRIMARY CARE

NH
14 URGENT CARES
3 PRIMARY CARE



LESSEE:	ConvenientMD			
LAND:	1.25 Acres			
LEASE TERM:	Fifteen (15) Years			
RENT COMMENCEMENT DATE:	1/13/2026			
EXPIRATION DATE:	1/31/2041			
BASE RENT:	PERIOD (LEASE YEARS)	ANNUAL	MONTHLY	PSF
Current Term	1-5	\$355,212	\$29,601	\$69.00
Current Term	6-10	\$390,733	\$32,561	\$75.90
Current Term	11-15	\$429,807	\$35,817	\$83.49
1st Renewal Term	16-20	\$472,787	\$39,399	\$91.84
2nd Renewal Term	21-25	\$520,066	\$43,339	\$101.02
3rd Renewal Term	26-30	\$572,072	\$47,673	\$111.13
4th Renewal Term	31-35	\$629,280	\$52,440	\$122.24
5th Renewal Term	36-40	\$692,208	\$57,684	\$134.46
6th Renewal Term	41-45	\$761,428	\$63,452	\$147.91
SECURITY DEPOSIT:	None.			
SIGNATOR/GUARANTOR:	ConvenientMD LLC			
RENEWAL TERM(S):	Tenant has six (6) 5-year renewal options.			
REQUIRED PARKING:	Landlord shall provide Tenant with the exclusive use to all of the parking on the Premises.			
USE RESTRICTIONS:	Tenant may use the premises solely as an urgent care/medical clinic and related ancillary healthcare uses as defined in the Lease.			
TERMINATION OPTION(S):	None			
REAL ESTATE TAXES:	Landlord will use reasonable efforts to arrange for the municipality to send bills for Taxes with respect to the Premises directly to Tenant, and until such time Landlord shall send bills of all Taxes with respect to the Premises directly to Tenant, and in either case Tenant shall pay or cause to be paid directly to the taxing authorities, before the same become delinquent, all such Taxes. Within fifteen (15) days after Landlord's request, Tenant shall furnish (or 10 cause to be furnished) to Landlord an official receipt from the appropriate taxing authority evidencing the payment of the applicable Taxes.			
COMMON AREA EXPENSES:	Refer to Repairs & Maintenance section			
REPAIRS & MAINTENANCE:	Tenant is responsible for all maintenance, repairs, replacements, and all expenses for the premises, including taxes, insurance, utilities, and building/grounds upkeep.			
UTILITIES:	Tenant shall pay all charges for fuel, water, gas, sewage, garbage disposal, telephone, electric and other utilities supplied to the Premises during the Initial Term and any Renewal Term of this Lease (collectively, the "Utility Expenses"). All utilities supplied to the Premises shall be metered and paid directly by Tenant to the utility provider.			
INSURANCE:	Tenant shall pay all Insurance Charges to Landlord on an annual basis within thirty (30) days following receipt ny Tenant of a copy of the insurance bill(s).			
ASSIGNMENT, SUBLETTING & GO DARK:	Tenant shall not assign its interest in this Lease, otherwise convey or encumber its interest in this Lease or in the Leased Premises, sublet the whole or any part of the Premises, or otherwise allow any other person, firm or entity to occupy or use all or any part thereof (any of the foregoing being referred to herein as a "Transfer"), without in each instance obtaining the prior consent of the Landlord, which shall not be unreasonably withheld or delayed.			
ESTOPPEL CERTIFICATE:	Either party shall, without charge, at any time and from time to time hereafter, within ten (10) days after written request of the other.			



108 Knowlton Corner Rd, Farmington, ME

URGENT CARE

Exclusively Offered By



PRIMARY DEAL CONTACTS

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