

# fastpace health

1870 HILLSBORO BLVD MANCHESTER, TN



**OFFERED  
FOR SALE**

**\$4,674,000 | 6.75% CAP**

CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Fast Pace Health in Manchester, TN. The 2024 build-to-suit has 13.5+ years of lease term remaining with 2% annual increases and three (3) 5-year options. The asset is located off Hillsboro Blvd, an east-to-west thoroughfare connecting I-24 (46,700 VPD) to McMinnville Hwy (20,500 VPD).

RENT SCHEDULE	TERM	ANNUAL RENT	PSF RENT	RETURN
Current Term	11/1/2026 - 10/31/2027	\$315,481	\$52.58	6.75%
Base Term Increase (2%)	11/1/2027 - 10/31/2028	\$321,790	\$53.63	6.88%
Base Term Increase (2%)	11/1/2028 - 10/31/2029	\$328,226	\$54.70	7.02%
Base Term Increase (2%)	11/1/2029 - 10/31/2030	\$334,791	\$55.80	7.16%
	2% Annual increases thereafter			
1st Extension Term	11/1/2039 - 10/31/2040	\$408,108	\$68.02	8.73%
	2% Annual increases thereafter			
2nd Extension Term	11/1/2044 - 10/31/2045	\$450,584	\$75.10	9.64%
	2% Annual increases thereafter			
3rd Extension Term	11/1/2049 - 10/31/2050	\$497,481	\$82.91	10.64%
	2% Annual increases thereafter			

<b>YEAR 1 NOI</b>	<b>\$315,481</b>
<b>CAP RATE</b>	<b>6.75%</b>
<b>LISTING PRICE</b>	<b>\$4,674,000</b>

## ASSET SNAPSHOT

Tenant Name	Fast Pace Health
Address	1870 Hillsboro Blvd, Manchester, TN 37355
Building Size (GLA)	6,000 SF
Land Size	0.84 AC
Year Built	2024
Signator/Guarantor	FP UC HOLDINGS, INC.
Lease Type	NNN
Landlord Responsibilities	Structural Components Only
Lease Expiration Date	10/31/2039
Remaining Term	13.6 Years
NOI	\$315,481



**15,011** PEOPLE  
IN 3 MILE RADIUS

**\$71,212** AHHI  
IN 3 MILE RADIUS

**21,600** VPD  
ON HILLSBORO BLVD



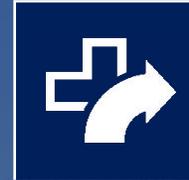
### LEADING URGENT CARE PROVIDER

Fast Pace Health is the largest urgent care provider throughout the Southeast with over 320 clinics | Fast Pace had just 35 clinics in 2016 prior to Revelstoke partnership



### PORTFOLIO COMPANY OF HEALTHCARE FOCUSED PE FIRM

Since 2013, Revelstoke Capital Partners have completed 200+ healthcare acquisitions totaling over \$15B of value



### LARGE FORMAT DUAL-CLINIC CONCEPT

Location acts as a multi-use clinic offering both urgent care services and physical therapy services



### LONG-TERM LEASE

Tenant is signed to a 15-year lease with over 13.5 years of term remaining | Three (3) 5-year renewal options



### ATTRACTIVE RENTAL INCREASES

Lease consists of 2% annual rental increases providing investors with a strong hedge against inflation



### MINIMAL LANDLORD RESPONSIBILITIES

Landlord responsibilities consist of structural components only allowing for passive out-of-state ownership



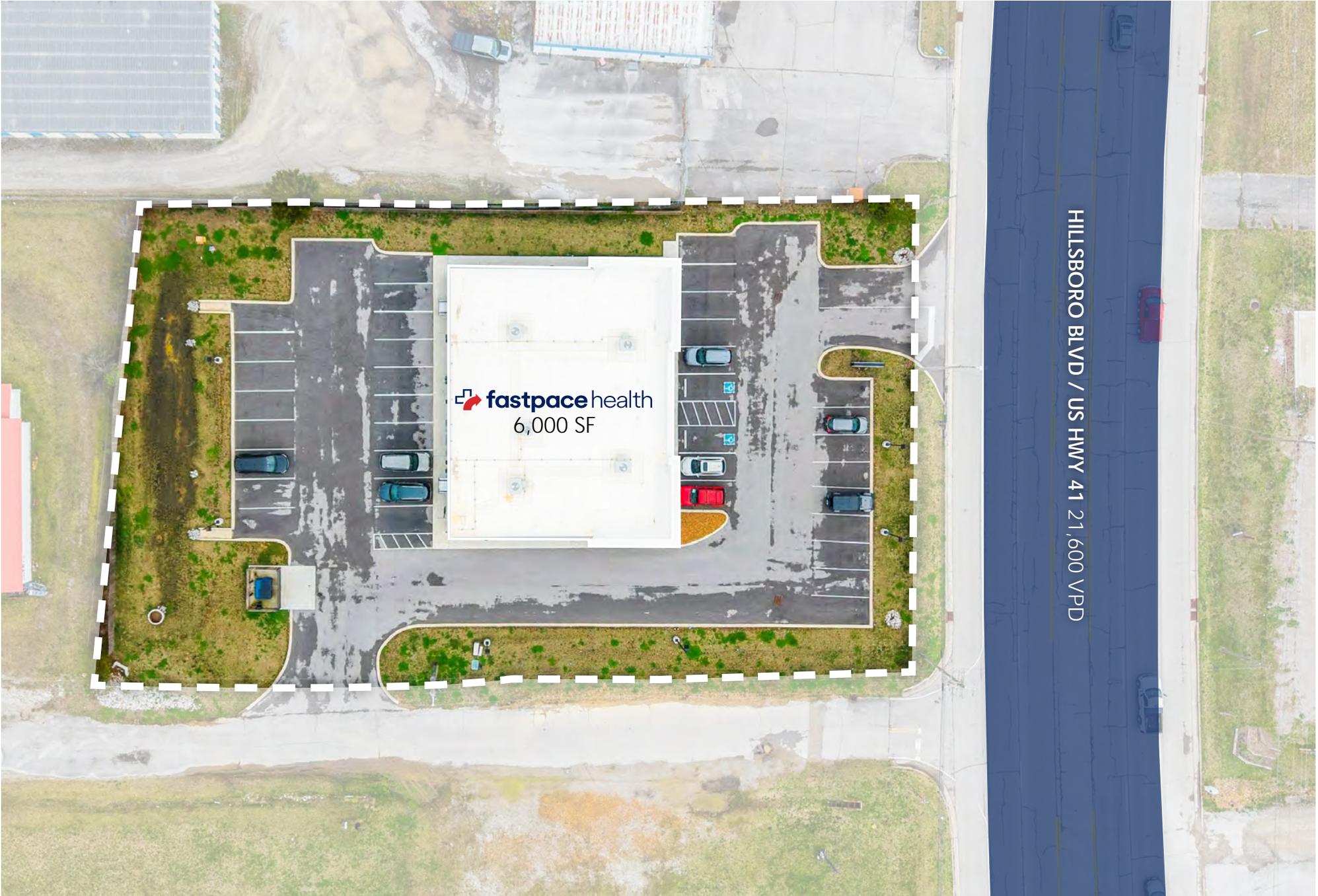
### RAPIDLY GROWING MARKET

Manchester is growing 2.2% annually and has increased by 14.88% since 2020



### THE VOLUNTEER STATE

Tennessee is one of the nine income-tax-free states in the U.S.; provides investors with additional tax benefits





HILLSBORO BLVD / US HWY 41 21,600 VPD





**PAPA JOHN'S**

**UNITED STATES  
POSTAL SERVICE**

**Advance/  
Auto Parts**

**O'Reilly AUTO PARTS**  
PROFESSIONAL PARTS PEOPLE

HILLSBORO BLVD / US HWY 41 21,600 VPD

 **fastpace health**





# PROPERTY PHOTOS



MARKET AERIAL

**bonnaroo**  
music & arts festival

1 MILE  
4,283  
PEOPLE  
\$72,067  
AHHI

3 MILES  
15,011  
PEOPLE  
\$71,212  
AHHI

5 MILES  
19,524  
PEOPLE  
\$73,560  
AHHI

**fastpace health**



I-24 46,700 VPD

HILLSBORO BLVD / US HWY 41 21,600 VPD



**NASHVILLE**  
68 MILES

**MURFREESBORO**  
36 MILES

 **fastpace health**  
MANCHESTER, TN

**CHATTANOOGA**  
67 MILES

Manchester, Tennessee is the county seat of Coffee County and part of the Tullahoma–Manchester Micropolitan Statistical Area in Middle Tennessee. The city is strategically positioned along Interstate 24, approximately 65 miles southeast of Nashville and 35 miles northwest of Chattanooga, providing convenient regional connectivity and steady commuter traffic.

Manchester has a population of roughly 12,000 residents, while Coffee County supports nearly 58,000 residents, serving as the primary commercial and healthcare hub for the surrounding rural communities.

The local economy is supported by healthcare, manufacturing, and regional tourism, with major demand drivers including nearby educational institutions such as Middle Tennessee State University and Motlow State Community College serving thousands of students within the broader trade area. Additionally, Manchester is nationally recognized as the home of the Bonnaroo Music and Arts Festival, a four-day music event attracting more than 65,000 attendees annually and significantly boosting regional tourism and retail activity.

The combination of strong interstate accessibility, steady population growth across Coffee County, and consistent regional tourism and student demand continues to support Manchester's expanding retail and healthcare infrastructure, making it an attractive market for service-oriented tenants.



Fast Pace Health is a leading independent healthcare provider delivering urgent care, primary care, and specialty services across underserved communities throughout the Southeastern United States. Founded in 2009 and headquartered in Brentwood, Tennessee, the company has grown into one of the region's largest urgent care platforms, operating more than 320 clinics across eight states and employing over 2,700 healthcare professionals. Backed by private equity firm Revelstoke Capital Partners, Fast Pace Health continues to expand through strategic acquisitions, partnerships, and new market development.

The provider offers a broad continuum of outpatient medical services — including urgent care, primary care, dermatology, orthopedics, behavioral health, and physical therapy — creating a comprehensive, community-based healthcare model designed to meet everyday medical needs. Its focus on accessibility, affordability, and convenience drives strong patient volumes and recurring visitation patterns, making locations highly stable, service-oriented tenants within neighborhood retail centers.

Fast Pace Health's growth strategy has included partnerships with regional healthcare organizations and the acquisition of First Care Clinics, significantly expanding its footprint across Kentucky, Indiana, Tennessee, and surrounding states. Continued entry into high-growth Southeastern markets, including North Carolina, underscores the company's long-term commitment to expanding access to care in areas with limited medical infrastructure.

2021

Partnered with Rural Health Alliance

2022

Partnered with First Care Clinics

2026

Curaechoice and Fast Pace Health Partner to Expand Affordable Healthcare

**ESSENTIAL HEALTHCARE USE WITH RECESSION-RESISTANT DEMAND**

As a provider of non-discretionary medical services, Fast Pace Health benefits from consistent patient demand across economic cycles, supporting durable tenancy and reliable occupancy.

**ESTABLISHED REGIONAL PLATFORM WITH ONGOING EXPANSION**

Operating 320+ clinics across multiple states, the company maintains strong brand recognition and continues to grow through acquisitions, partnerships, and new clinic development.

**HIGH-FREQUENCY TRAFFIC GENERATOR**

Urgent care and primary care services produce repeat visits and steady daily traffic, enhancing overall center performance and supporting surrounding tenants.

**FAST PACE HEALTH QUICK FACTS**

<b>FOUNDED:</b>	2009
<b>HEADQUARTERS:</b>	Brentwood, TN
<b>INDUSTRY:</b>	Urgent Care/ Outpatient Medical
<b>OWNERSHIP:</b>	Portfolio company of Revelstoke Capital Partners
<b>LOCATIONS:</b>	320+ Clinics across 8 States
<b>EMPLOYEES:</b>	2,700+
<b>GUARANTY:</b>	Corporate
<b>WEBSITE:</b>	<a href="https://fastpacehealth.com/">https://fastpacehealth.com/</a>



# fastpace health

1870 HILLSBORO BLVD MANCHESTER, TN

Exclusively Offered By



## PRIMARY DEAL CONTACTS

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## **BROKER OF RECORD:**

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