

URGENT CARE



**OFFERED
FOR SALE**

\$6,629,000 | 6.15% CAP

CONFIDENTIAL
OFFERING MEMORANDUM



Atlantic
CAPITAL PARTNERS™

Executive Summary

Atlantic Capital Partners has been exclusively engaged to offer for sale ConvenientMD Urgent Care in Sturbridge, MA, a newly constructed absolute NNN investment leased to ConvenientMD. The property generates \$401,789 in annual NOI and is secured by a new 15-year lease with zero landlord responsibilities, offering passive income and long-term stability in a high-barrier New England market.

The property is strategically located at 216 Charlton Road in Sturbridge, Massachusetts, at the convergence of I-90, I-84, and Route 20 - one of Central Massachusetts' most heavily trafficked and accessible regional trade areas. The site benefits from exceptional highway visibility, strong surrounding retail tenancy, and average household incomes exceeding \$127,000 within three miles.

ConvenientMD is a rapidly expanding medical care platform with a substantial and growing footprint across New England. The offering combines a brand-new 2026 construction asset, strong real estate fundamentals, and fixed rent growth, making it well-suited for investors seeking passive income, attractive basis, and long-term hold stability.

NOI	\$407,665
CAP	6.15%
PRICE	\$6,629,000

ASSET SNAPSHOT

Tenant Name	ConvenientMD
Signator/Guarantor	Corporate
Address	216 Charlton Rd, Sturbridge, MA 01566
Building Size (GLA)	5,148 SF
Land Size	1.16 AC
Year Built	2026
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Expiration Date	February 28, 2041
Initial Term	Fifteen (15) Years
Renewal Options	6 x 5-Years
Rental Increases	10% Every 5-years
NOI	\$407,665

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
Current Term	1-5	\$407,665
Current Term	6-10	\$448,431
Current Term	11-15	\$493,274
1st Extension Term	16-20	\$542,602
2nd Extension Term	21-25	\$596,862
3rd Extension Term	26-30	\$656,548
4th Extension Term	31-35	\$722,203
5th Extension Term	36-40	\$794,423
6th Extension Term	41-45	\$873,865



BRAND NEW
2026 CONSTRUCTION



15-YEAR
ABS NNN LEASE



19,600 VPD
ON CHARLTON RD





BRAND-NEW 2026 CONSTRUCTION



NEW 15-YEAR ABSOLUTE NNN LEASE WITH NO LANDLORD RESPONSIBILITIES



FIXED 10% RENT BUMPS EVERY 5 YEARS PROVIDING CONTRACTUAL NOI GROWTH



ESSENTIAL HEALTHCARE USE IN AN ESTABLISHED REGIONAL SERVICE AND RETAIL HUB – STRATEGICALLY LOCATED AT INTERSECTION OF I-90, I-84, AND ROUTE 20



STRONG REGIONAL RETAIL CO-TENANCY INCLUDING WALMART, MARSHALLS, PETCO, MICHAELS, STOP & SHOP, AND MORE

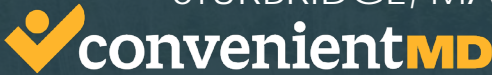


AFFLUENT TRADE AREA WITH AVERAGE HOUSEHOLD INCOME OF \$196,408 WITHIN ONE MILE AND \$127,178 WITHIN THREE MILES





216 Charlton Rd
STURBRIDGE, MA



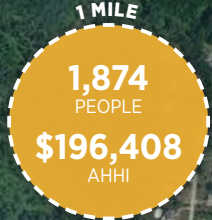
URGENT CARE

CHARLTON RD - 19,600 VPD



216 Charlton Rd
STURBRIDGE, MA

convenientMD
URGENT CARE



Sturbridge is a strategically located Central Massachusetts community positioned at the junction of Interstate 90 and Interstate 84, giving it direct connectivity to Boston, Worcester, Springfield, and Hartford. This highway infrastructure has helped establish Sturbridge as a regional draw for retail, healthcare, lodging, and consumer services well beyond its immediate population base.

The subject property sits within the town's primary commercial corridor along Charlton Road/Route 20, surrounded by national retailers, medical users, and convenience-oriented traffic drivers. Strong vehicular traffic counts, regional accessibility, and affluent surrounding demographics support Sturbridge's position as a durable service-oriented trade area and an attractive location for essential-use real estate.

SPRINGFIELD
28 MILES

WORCESTER
16 MILES

BOSTON
59 MILES

convenientMD
STURBRIDGE URGENT CARE

HARTFORD
42 MILES

PROVIDENCE
44 MILES

LOCATED AT THE
CONVERGENCE OF
I-90, I-84, & Route 20

\$196,408
AHHI WITHIN 1 MILE

\$127,178
AHHI WITHIN 3 MILES

98,700 VPD
ON I-90 (MASS PIKE)

65,900 VPD
ON I-84

19,600 VPD
ON CHARLTON RD

REGIONAL RETAIL
CONCENTRATION:

Walmart^{Supercenter} * Michaels
Marshalls • STOP & SHOP
Staples petco

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.

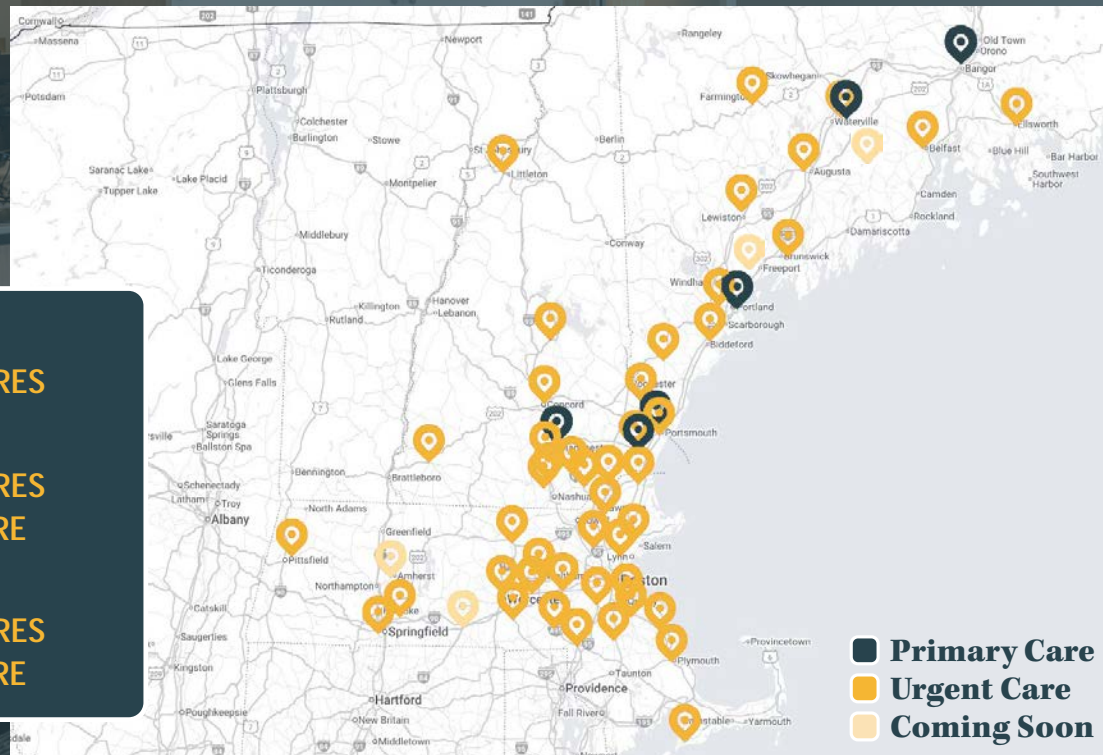
The organization is supported by Bain Capital's Double Impact Fund, an investment platform that backs high growth companies delivering meaningful community benefit. This partnership has enabled the ongoing expansion of ConvenientMD's footprint, the development of state-of-the-art facilities, and continued 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

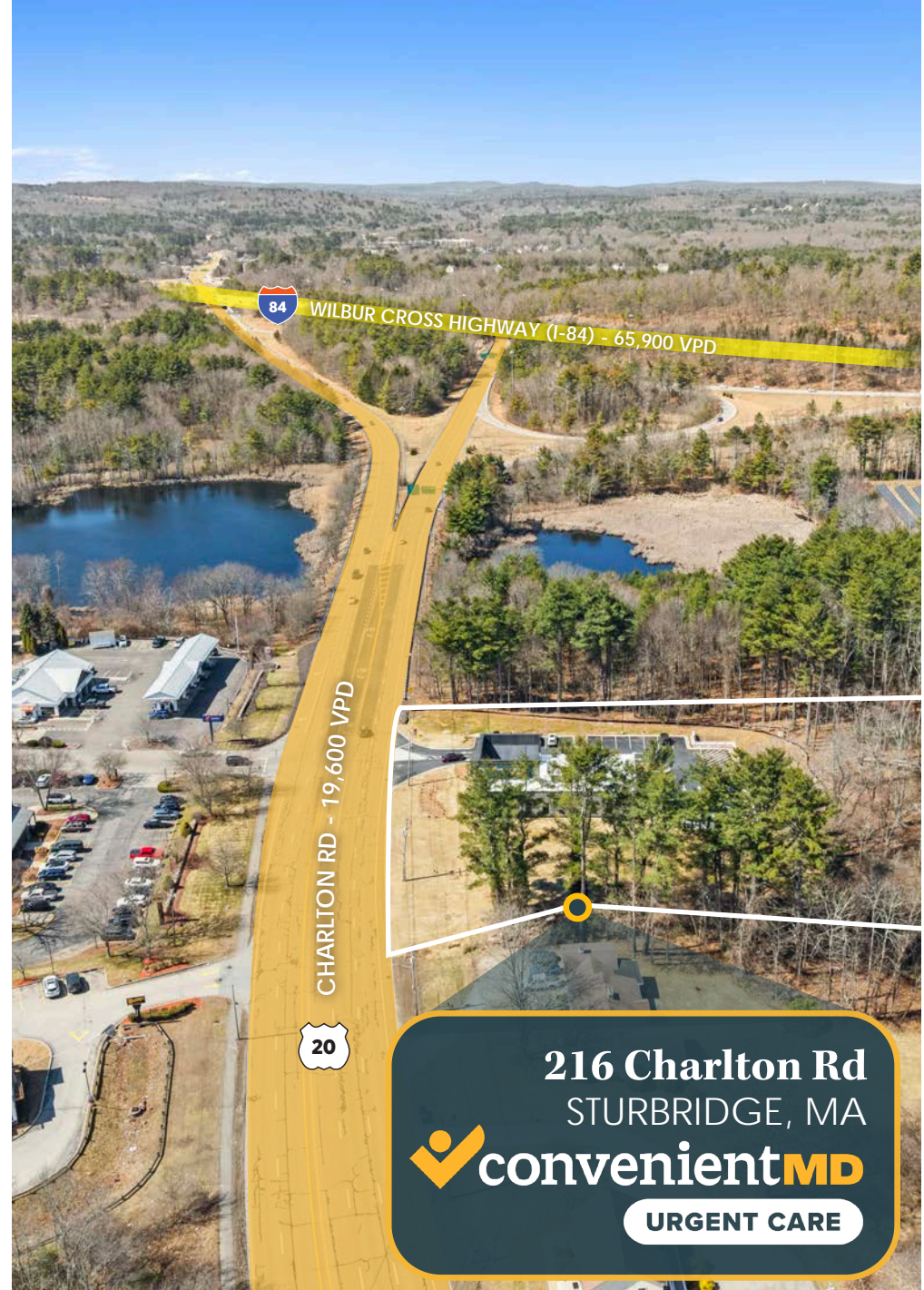


MA
11 URGENT CARES

ME
12 URGENT CARES
3 PRIMARY CARE

NH
14 URGENT CARES
3 PRIMARY CARE







216 Charlton Rd, Sturbridge, MA

URGENT CARE

Exclusively Offered By



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