SINGLE TENANT NET LEASE

Investment Opportunity

2023 Construction | Newly Extended 10 Year Leases | Corporate Guaranty

915 South St. Marys Street

ST. MARYS PENNSYLVANIA

SRS

ACTUAL SITE

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wellNow
URGENT CARE
wellNow
URGENT CARE
wellNow
URGENT CARE
NOW OPEN
OPEN 7 DAYS A WEEK

INVESTMENT SUMMARY

SRS Real Estate Partners–Northeast, LLC is pleased to present the opportunity to acquire the fee simple interest (land & building ownership) in an NN leased WellNow Urgent Care investment property. The tenant, ASP UC Support LLC (dba WellNow Urgent Care), has signed a brand new 10-year lease with four (5-year) renewal options, demonstrating long-term commitment to the site and reinforcing its proven success as an established location. The lease features a 3% rental increase on July 1, 2028, followed by 8% increases at the beginning of each option period, supporting NOI growth and providing a hedge against inflation. ASP UC Support LLC operates under Aspen Dental Management, Inc. (ADMI), a healthcare services platform backed by Leonard Green & Partners (~$75B AUM). WellNow has expanded to over 180 locations following its acquisition of Physicians Immediate Care in 2022 and continues to grow across multiple states. The urgent care sector is experiencing ~7–9% annual growth, driven by ER-to-urgent care migration and payer cost optimization, supporting long-term demand through a recession-resistant, in-person service model. The NN lease structure provides for limited landlord responsibilities, offering a low-management investment opportunity.

The property is strategically positioned along South St. Marys Street (16,400 VPD), within the "Million Dollar Highway" (PA Route 255) retail corridor, the primary commercial spine serving St. Marys and the surrounding region. The asset benefits from strong visibility and is surrounded by national retailers including ALDI, Anytime Fitness, Tractor Supply Co., Dollar Tree, and AutoZone, among others, driving consistent consumer traffic. WellNow fills a critical healthcare gap in the market, providing non-emergent, after-hours, and occupational care in a region primarily served by Penn Highlands Elk, the area's only full-service hospital. St. Marys is recognized as the powdered metal capital of the U.S., with major employers including GKN Sinter Metals, Stackpole International, Carbon Components, and Hamlin/Hi-Tech Metallurgical, supporting a stable employment base and consistent demand for urgent care services. The 5-mile trade area is supported by more than 14,300 residents and 11,100 employees, with an average household income of $84,119.

OFFERING SUMMARY

OFFERING

Price	$2,070,000
Net Operating Income	$151,145
Cap Rate	7.30%
Guaranty	Corporate
Tenant	ASP UC Support LLC (dba WellNow)
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Foundation & HVAC Replacement
Sales Reporting	No
ROFO/ROFR	No

PROPERTY SPECIFICATIONS

Rentable Area	3,515 SF
Land Area	0.62 Acres
Property Address	915 South St. Marys Street St. Marys, Pennsylvania 15857
Year Built	2023
Parcel Number	13-13-269-7684
Ownership	Fee Simple (Land & Building Ownership)

Brand New 10-Year Lease | Proven Successful Location | Corporate Guaranty | Rental Increases | Options To Extend | Institutional Healthcare Platform

- ASP UC Support LLC (dba WellNow Urgent Care) has signed a brand new 10-year lease with four (4) 5-year renewal options, demonstrating long-term commitment to the site and a proven successful location evidenced by the new lease execution
- The lease features a 3% rental increase on 7/1/2028, followed by 8% increases at the beginning of each option period, supporting NOI growth and providing a hedge against inflation
- ASP UC Support LLC operates under Aspen Dental Management, Inc. (ADMI), a leading healthcare platform backed by Leonard Green & Partners (~$75B AUM), one of the largest private equity sponsors in the U.S.
- WellNow has expanded to 180+ locations following its acquisition of Physicians Immediate Care (55 locations) in 2022, with a growing footprint across NY, IL, OH, IN, MI, WI, and PA
- Urgent care demand is growing at ~7–9% annually, driven by ER-to-urgent care patient migration and payer cost optimization, supporting long-term demand through a recession-resistant, in-person service model

NN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for taxes, insurance, self-maintains CAM, and maintains most aspects of the premises
- Landlord responsibilities limited to maintaining roof, structure, foundation, and HVAC replacement
- Ideal, low-management investment for a passive investor

Fronting South St. Marys Street | Million Dollar Highway | Surrounding Tenants | Excellent Visibility

- WellNow is strategically fronting South St. Marys Street averaging 16,400 vehicles passing by daily
- Located along the "Million Dollar Highway" (PA Route 255), the primary retail and commercial corridor serving St. Marys and the surrounding region
- Nearby tenants of ALDI, Anytime Fitness, Tractor Supply Co., Dollar Tree, AutoZone, and more
- The asset has excellent visibility via street frontage, increasing consumer draw to the property

Healthcare Gap | Industrial Employer Base | Regional Demand Drivers

- WellNow complements the local healthcare ecosystem and fills a critical gap in the market, providing non-emergent, after-hours, and occupational care in a region primarily served by Penn Highlands Elk, the area's only full-service hospital
- St. Marys is known as the powdered metal capital of the U.S., with major employers including GKN Sinter Metals, Stackpole International, Carbon Components, and Hamlin/Hi-Tech Metallurgical
- This concentrated industrial base supports consistent demand for occupational medicine and urgent care services

Local Demographics In 5-Mile Trade Area

- More than 14,300 residents and 11,100 employees support the trade area
- $84,119 average household income

LOCATION

St. Marys, Pennsylvania
Elk County

PARKING

There are approximately 29 parking spaces on the owned parcel.
The parking ratio is approximately 8.3 stalls per 1,000 SF of leasable area.

ACCESS

South St. Marys Street: 1 Access Point

PARCEL

Parcel Number: 13-13-269-7684
Acres: 0.62
Square Feet: 27,094

TRAFFIC COUNTS

South St. Marys Street: 16,400 VPD

CONSTRUCTION

Year Built: 2023

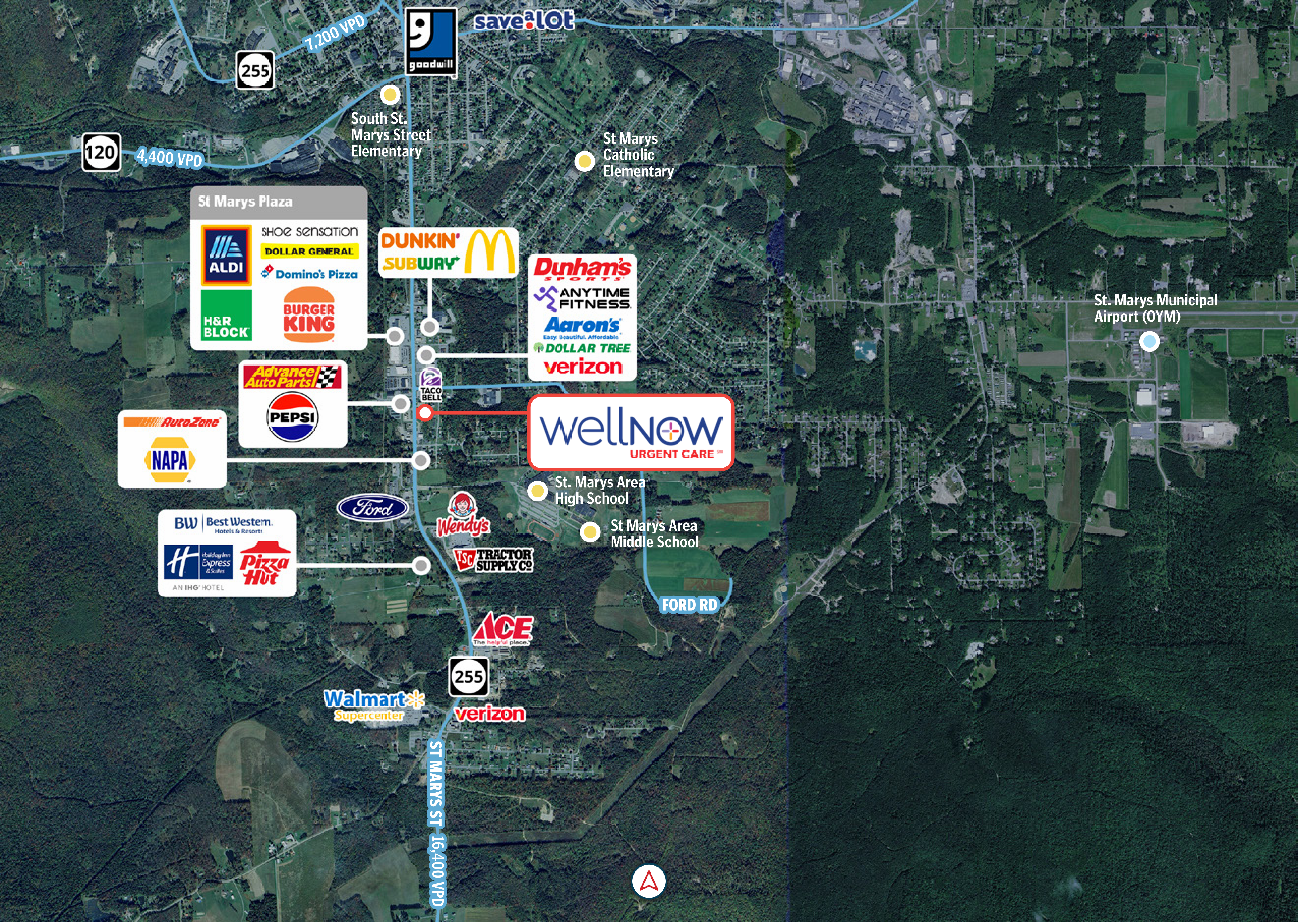
IMPROVEMENTS

There is approximately 3,515 SF of existing building area

ZONING

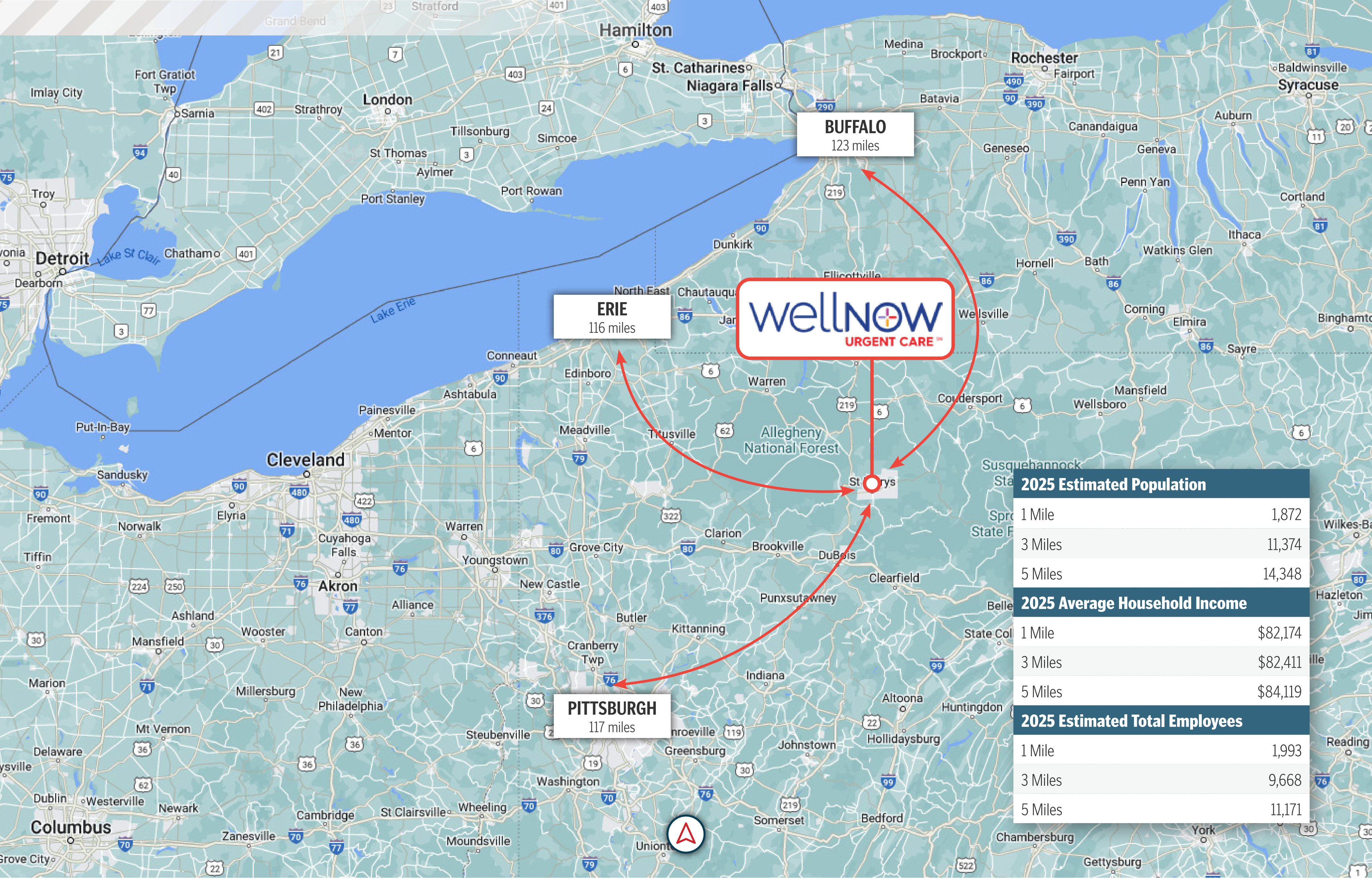
Highway Commercial (HC)


St Marys Plaza
ALDI
DOLLAR GENERAL
shoe sensation
cricket
BURGER KING
H&R BLOCK
Domino's Pizza
SUBWAY
DUNKIN'
PEPSI
Dunham's SPORTS
ANYTIME FITNESS
Aaron's
Easy. Beautiful. Affordable.
DOLLAR TREE
verizon
FORD RD
Advance Auto Parts
TACO BELL
wellnow
URGENT CARE
NAPA
Buck's Pizza
AutoZone
255
Pizza Hut
Holiday Inn Express & Suites
AN IHG HOTEL
ST MARYS ST
BW Best Western Hotels & Resorts
16,400 VPD
Wendy's
TSC TRACTOR SUPPLY CO
St. Marys Area High School
St Marys Area Middle School


7,200 VPD
255
save a lot
goodwill
South St. Marys Street Elementary
120
4,400 VPD
St Marys Catholic Elementary
St Marys Plaza
ALDI
SHOE SENSATION
DOLLAR GENERAL
Domino's Pizza
H&R BLOCK
BURGER KING
DUNKIN'
SUBWAY
Dunham's SPORTS
ANYTIME FITNESS
Aaron's
DOLLAR TREE
verizon
St. Marys Municipal Airport (OYM)
Advance Auto Parts
PEPSI
TACO BELL
wellnow URGENT CARE
AutoZone
NAPA
St. Marys Area High School
St Marys Area Middle School
Ford
Wendy's
BW Best Western Hotels & Resorts
Holiday Inn Express & Suites
AN IHG HOTEL
Pizza Hut
TRACTOR SUPPLY CO
FORD RD
ACE The helpful place.
255
Walmart Supercenter
verizon
ST MARYS ST 16,400 VPD


255
ST. MARYS STREET
16,400 VPD
Pylon Sign
wellnow
URGENT CARE

LOCATION MAP



2025 Estimated Population	
1 Mile	1,872
3 Miles	11,374
5 Miles	14,348
2025 Average Household Income	
1 Mile	$82,174
3 Miles	$82,411
5 Miles	$84,119
2025 Estimated Total Employees	
1 Mile	1,993
3 Miles	9,668
5 Miles	11,171

ST. MARYS, PENNSYLVANIA

St. Marys, Pennsylvania, located in Elk County, is approximately 92 miles southeast of Erie and 101 miles northeast of Pittsburgh. The city has an estimated population of 12,181 as of 2026.

Originally established in 1842 by a German Catholic group seeking to form a new settlement, St. Marys developed into a regional industrial hub over time, supported by the expansion of rail infrastructure and manufacturing activity. The city later expanded through the incorporation of Benzinger Township in 1992.

Today, St. Marys maintains a diverse economic base, with key industries including manufacturing, healthcare and social assistance, and retail trade. The local economy continues to evolve with a growing presence of service-oriented businesses, while traditional industries such as powdered metal and carbon products remain important contributors to employment and economic stability.

St. Marys is surrounded by natural amenities and recreational destinations, including Allegheny National Forest and Bendigo State Park, contributing to quality of life and regional tourism. The area is supported by nearby higher education institutions such as Penn State DuBois, the University of Pittsburgh–Bradford, and Clarion University. Regional connectivity is further supported by access to Bradford Regional Airport.

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	1,872	11,374	14,348
2030 Projected Population	1,829	11,136	14,055
2010 Census Population	1,962	11,903	15,056
Projected Annual Growth 2025 to 2030	-0.46%	-0.42%	-0.41%
Historical Annual Growth 2010 to 2020	-0.18%	-0.20%	-0.23%
Households & Growth			
2025 Estimated Households	827	5,077	6,339
2030 Projected Households	811	4,984	6,225
2010 Census Households	844	5,167	6,434
Projected Annual Growth 2025 to 2030	-0.39%	-0.37%	-0.36%
Historical Annual Growth 2010 to 2020	0.01%	0.02%	0.04%
Income			
2025 Estimated Average Household Income	$82,174	$82,411	$84,119
2025 Estimated Median Household Income	$71,903	$66,681	$67,719
2025 Estimated Per Capita Income	$36,240	$36,522	$37,141
Businesses & Employees			
2025 Estimated Total Businesses	121	667	810
2025 Estimated Total Employees	1,993	9,668	11,171

		Lease Term				Rental Rates		
Tenant Name	**Square Feet**	**Lease Start**	**Lease End**	**Begin**	**Increase**	**Monthly**	**Annually**	**Options**
ASP UC Support LLC (dba WellNow Urgent Care)	3,515	7/1/2026	6/30/2036	Current	-	$12,595	$151,145	4 (5-Year)
				7/1/2028	3%	$12,973	$155,679	

8% rental increases at the beginning of each option period thereafter

FINANCIAL INFORMATION

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FOR FINANCING OPTIONS AND LOAN QUOTES:
Please contact SRS Debt & Equity at **debtandequity@srsre.com**

WELLNOW URGENT CARE

wellnow.com
Company Type: Private
Locations: 180+

WellNow Urgent Care is one of the fastest-growing providers of urgent medical care, telehealth and occupational medicine services in the United States, with more than 180 centers across Ohio, Wisconsin, Illinois, Indiana, Michigan, New York and Pennsylvania. With a focus on innovation, training, and patient-centered service, WellNow delivers quick, convenient, and quality care seven days a week. Services include expanded hours, online check-ins, and 24/7 virtual care. WellNow was founded as Five Star Urgent Care in 2011 by Dr. John Radford, who sought to provide communities with the kind of quality, walk-in care he saw was lacking when he served as an ER doctor. Patients quickly appreciated this new addition to their healthcare options, and the company continued to grow over the next few years.

Source: prnewswire.com, finance.yahoo.com

SRS

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners-Northeast, LLC

300+
TEAM MEMBERS

29
OFFICES

$6.5B+
TRANSACTION VALUE
company-wide in 2025

930+
CAPITAL MARKETS PROPERTIES SOLD
in 2025

$3.5B+
CAPITAL MARKETS TRANSACTION VALUE
in 2025

45 Years OF GOING THE EXTRA MILE

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