

**INVESTMENT**  
**OPPORTUNITY**



REPRESENTATIVE IMAGE

FOR SALE INDIVIDUALLY OR AS A PORTFOLIO

## **QUICKVISIT URGENT CARE**

312 W McLane St, Osceola, IA 50213  
2489 Hwy 92, Washington, IA 52353

**BANG**<sup>®</sup>  
REALTY

# Contents

- 3** Investment Summary
- 4** Property Summary
- 5** Investment Highlights
- 7** Lease Summary
- 9** Urgent Care Market Updates
- 10** Location Overview
- 17** Tenant Profile
- 18** Site Plan | Floor Plan

EXCLUSIVELY LISTED BY

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## Disclaimer

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# Investment Summary



Bang Realty is pleased to present exclusively for sale two QuickVisit Urgent Care properties located in Iowa: a 2,940 SF facility at 312 W McLane Street in Osceola and a 3,000 SF facility at 2489 Highway 92 in Washington.

Both deals include long-term triple net (NNN) leases — 9 years for Osceola and 10+ years for Washington— with minimal landlord responsibilities and a corporate guarantee from QuickVisit Management, providing for secure investment opportunities.

## QUICKVISIT URGENT CARE 312 W MCLANE ST, OSCEOLA, IA



**\$1,417,365**  
LIST PRICE



**7.25%**  
CAP RATE



**\$102,759**  
NOI



**\$482.10**  
PRICE PER SF

## QUICKVISIT URGENT CARE 2489 HWY 92, WASHINGTON, IA



**\$1,391,379**  
LIST PRICE



**7.25%**  
CAP RATE



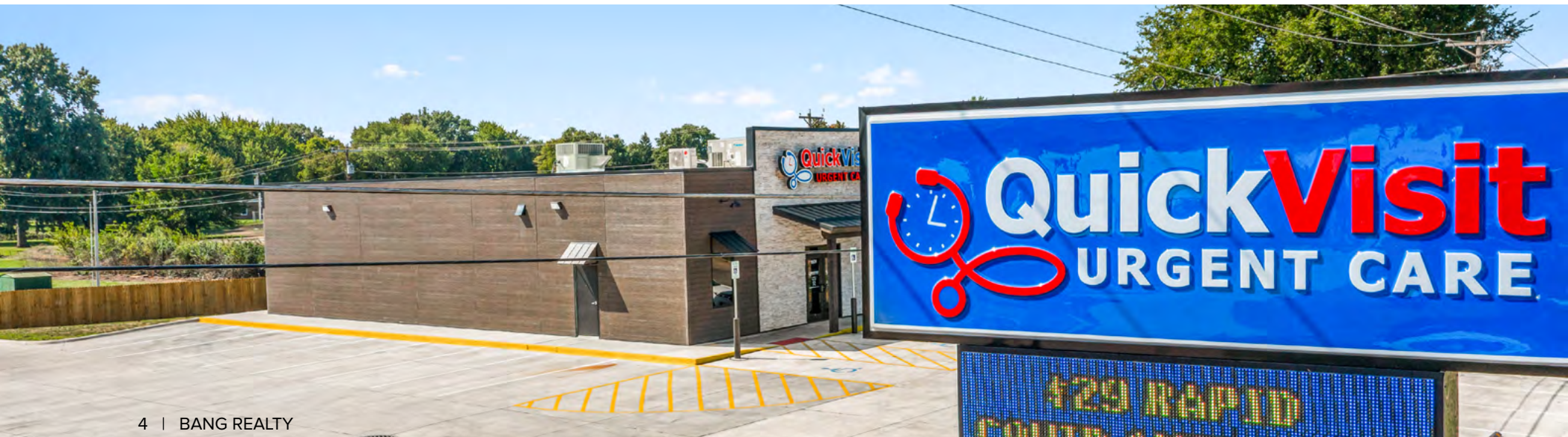
**\$100,875\***  
NOI



**\$463.79**  
PRICE PER SF

# Property Summary

<b>Address</b>	312 W McLane St, Osceola, IA 50213	2489 Hwy 92, Washington, IA 52353
<b>County</b>	Clarke	Washington
<b>Building Area</b>	2,940 SF	3,000 SF
<b>Land Area</b>	0.40 AC	0.82 AC
<b>Year Built</b>	2022	2023



# Investment Highlights

312 W MCLANE ST, OSCEOLA, IA



## LONG-TERM LEASE

9-Year Triple Net (NNN) Lease With Minimal Landlord Responsibilities

## CONSISTENT RENT GROWTH

1.25% Annual Rental Increases With Three 5-Year Option Periods

## CORPORATE GUARANTEE

Backed by QuickVisit Management, LLC

## ROOF WARRANTY

Includes a Long-Term 12-Year Roof Warranty

## STRONG DEMOGRAPHICS

Average Household Income of \$64,109 Within a 5-Mile Radius

## PRIME LOCATION

Osceola is in Clarke County and Offers Great Visibility Directly On W McLane Street, With an Average of 27,298 Vehicles Per Day (VPD)

## MEDICAL ESSENTIAL BUSINESS

QuickVisit Urgent Care is a Medical Essential Business That Remained Open and Operating Throughout the Pandemic

## COMPREHENSIVE HEALTHCARE SERVICES

QuickVisit Urgent Care Provides Accessible, Affordable Healthcare for All Ages, Including Onsite X-Ray, Health Management, Cold and Flu Treatment, Sutures, and More

## RAPID EXPANSION

QuickVisit is Rapidly Expanding With Multiple Clinics Throughout Texas and Iowa

## NEIGHBORING TENANTS

The Property is Surrounded by Established Businesses, Including Hy-Vee Grocery Store, Dollar Tree, Ace Auto Sales, JET Fitness Center, Community 1st Credit Union, O'Reilly Auto Parts, Clarke County Tire, Verizon Wireless, Playa Margaritas Mexican Restaurant, Gina's Cakes, Junction Creamery, and Many More!

# Investment Highlights

2489 HWY 92, WASHINGTON, IA



## **LONG-TERM LEASE**

10+ Year Triple Net (NNN) Lease With Minimal Landlord Responsibilities

## **CONSISTENT RENT GROWTH**

1.25% Annual Rental Increases With Three 5-Year Option Periods

## **CORPORATE GUARANTEE**

Backed by QuickVisit Management, LLC

## **BRAND NEW CONSTRUCTION**

Property Features Brand New Construction and a Long-Term 18-Year Roof Warranty

## **STRONG DEMOGRAPHICS**

Average Household Income of \$69,011 Within a 5-Mile Radius

## **PRIME LOCATION**

Located in Washington County, Part of the Iowa City MSA, Home to The University of Iowa With Over 31,300 Students

## **MEDICAL ESSENTIAL BUSINESS**

QuickVisit is a Medical Essential Business That Remained Open and Operating Throughout the Pandemic

## **COMPREHENSIVE HEALTHCARE SERVICES**

QuickVisit Urgent Care Provides Accessible, Affordable Healthcare for All Ages, Including Onsite X-Ray, Health Management, Cold and Flu Treatment, Sutures, and More

## **RAPID EXPANSION**

QuickVisit is Rapidly Expanding With Multiple Clinics Throughout Texas and Iowa

## **NEIGHBORING TENANTS**

The Property is Surrounded by High-Quality Tenants, Including Walmart Supercenter, Dollar Tree, Hills Bank, Pizza Ranch, Ace-N-More, Casey's, Washington Auto Center, Washington Discount Tires, Vogel Construction, US Consolidated Farm Services Agency, Paz Automotive, Lebowski's Rock n Bowl, UScellular, and Many More!

# Lease Summary

<b>Address</b>	<b>312 W McLane St, Osceola, IA 50213</b>	<b>2489 Hwy 92, Washington, IA 52353</b>
<b>Tenant</b>	QuickVisit Management IA, LLC	QuickVisit Management IA, LLC
<b>Premises</b>	A Building Consisting of 2,940 SF	A Building Consisting of 3,000 SF
<b>Lease Commencement</b>	April 12, 2022	April 13, 2023
<b>Lease Expiration</b>	February 11, 2034	April 13, 2035
<b>Lease Term</b>	9 Years Remaining	10+ Years Remaining
<b>Renewal Options</b>	3 x 5 Year	3 x 5 Year
<b>Rent Increases</b>	1.25% Annually	1.25% Annually
<b>Lease Type</b>	Triple Net (NNN)	Triple Net (NNN)
<b>Use</b>	Medical	Medical
<b>Square Footage</b>	2,940 SF	3,000 SF
<b>Annual Base Rent</b>	\$102,759	\$100,875

# Lease Summary

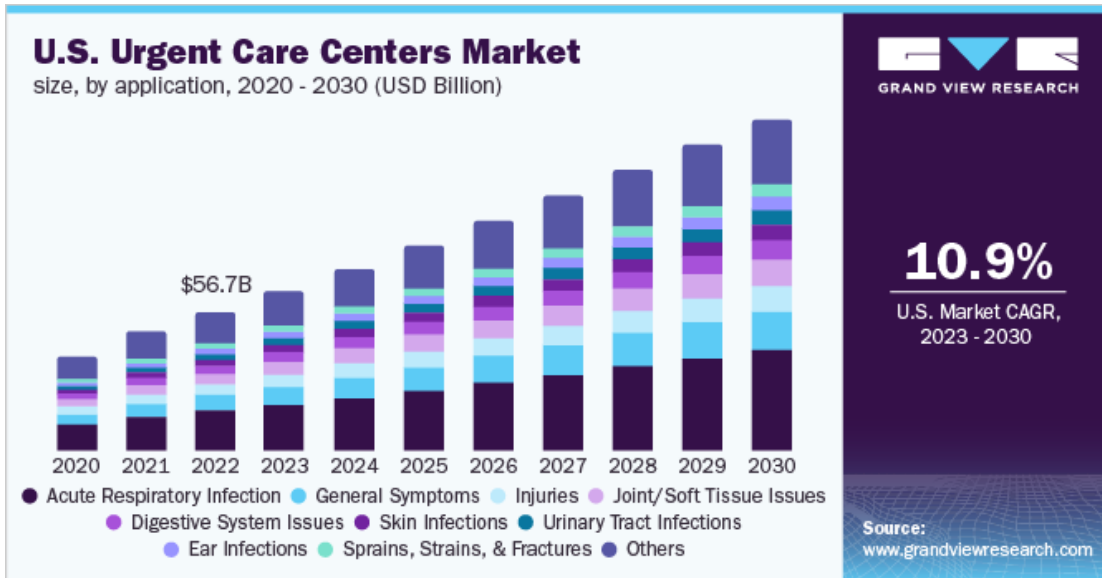
RESPONSIBILITIES	312 W MCLANE ST, OSCEOLA, IA 50213		2489 HWY 92, WASHINGTON, IA 52353	
	Tenant	Landlord	Tenant	Landlord
Property Taxes	X		X	
Insurance	X		X	
Common Area	X		X	
Roof & Structure		X		X
Parking		X		X
Repairs & Maintenance	X		X	
HVAC	X		X	
Utilities	X		X	



# Urgent Care Market Updates

The U.S. urgent care centers market size was valued at USD 56.7 billion in 2022 and is expected to expand at a compound annual growth rate (CAGR) of 10.99% from 2023 to 2030. The growth can be attributed to the delivery of rapid services and short wait times compared to primary care physicians (PCPs), according to Grand View Research / Market Analysis Report.\*

[READ THE ARTICLE](#)





Hormel Foods

HIGHWAY LUMBER



LAKESIDE HOTEL-CASINO



Pilot

Casey's



Clarke County State Bank

SUBWAY



KD TIRES LLC



FleetSide Ford

Solutions!

True Value



C1 Community 1st CU

Clarke County Tire



O'Reilly AUTO PARTS

Playa Margaritas Mexican Restaurants

DOLLAR TREE

Great Western Bank

HyVee

Ace Auto Sales

Clarke County Hospital

QuickVisit URGENT CARE



AMTRAK

UNITED STATES POSTAL SERVICE

NAPA

DOLLAR TREE

True Value

O'Reilly AUTO PARTS

uscellular

DOLLAR GENERAL

FAREWAY MEAT & GROCERY

Casey's

SUBWAY

McDonald's

verizon

W MCLANE ST

S MAIN ST

Casey's

QuickVisit URGENT CARE

34

Super 8

HIGHWAY LUMBER

HyVee EMPLOYEE OWNED

Hormel Foods

Pizza Hut

Great Western Bank

JEI JOHNSON'S ELITE TRAINING

C1 Community 1st CU

DHL SUPPLY CHAIN



Evans' Welding LLC

Casey's

Copper AUTO GROUP

Washington Veterinary Clinic

Pizza Ranch

qc supply

PALM AVE

S15TH AVE  
8,289 VPD

Lebowski's Rock n Bowl

AIRPORT RD  
6,077 VPD

ACE Hardware

DOLLAR TREE

E WASHINGTON

Washington Discount Tires

Washington Auto Center

HILLS BANK

Walmart  
Save money. Live better.

250TH ST  
3,533 VPD

QuickVisit  
URGENT CARE



Washington County Hospital

Lincoln Upper Elementary School

Washington AG Supply Inc

Case Field - Washington Community Schools

Washington Discount Tires

Washington Veterinary Clinic

Sedna Warehousing LLC

Lebowski's Rock n Bowl

Evolution Ag, LLC



Iowa Renewable Energy

Hog Slat Inc.



# Location

## Osceola, IA

The City of Osceola, with a population of 4,929, is a political subdivision of the State of Iowa, located in Clarke County. It was incorporated in 1866 and operates under the Home Rule provisions of the constitution of Iowa. The City operates under the Mayor-Council form of government with the Mayor and Council Members elected on a non-partisan basis. The City provides numerous services to citizens including public safety, public works, culture and recreation, public improvements, economic development and general administrative services. The City also provides water, sewer and sanitation services to its citizens.



### LOCATION HIGHLIGHT

- Iowa has the fastest growing economy in the U.S. based upon the Gross State Product (GSP) (U.S. Bureau of Economic Analysis, 2003 to 2004).
- Per capita personal income in Iowa grew at the second fastest growth rate in the U.S. (U.S. Bureau of Economic Analysis, 2004)
- Exports of Iowa manufactured and processed goods grew to a record high of \$6.4 billion in 2004, a 22 percent increase over the previous year. (U.S. Census Bureau)
- Sixth lowest nationally in business costs (Economy.com Inc. 2003)
- Among the top 10 states for “technology sophistication” in K-12 schools (Market Data Retrieval)
- Among the top 10 in academic research and development (National Science Foundation/Division of Science Res. Stats)
- Home to three state universities rated in the top 100 (Kiplinger)



# Location

## Washington, IA

Washington, Iowa is a vibrant community that proudly boasts outstanding recreational opportunities, interesting historical sites, festive community events, excellent educational offerings and modern healthcare options. The quality of life here is evident to visitors as well as the media, who have ranked it one of the healthiest communities in the nation.

Founded in 1839, Washington features a central location in southeast Iowa 30 minutes south of Iowa City/Coralville. Washington serves as the county seat of Washington County and is in one of the top agricultural areas in the nation. With a population of approximately 7,300, the city is home to over 100 social and service clubs and organizations as well as a wide range of thriving businesses, from retail to manufacturing.

Established more than 175 years ago, Washington offers a rich and storied history, as seen throughout the town's many well-preserved historic sites. Several vintage homes and buildings in Washington are listed on the National Register of Historical Places. These include the 1840 DAR log house in Sunset Park, the Blair House, Conger House museum, and F-troop Military Museum.

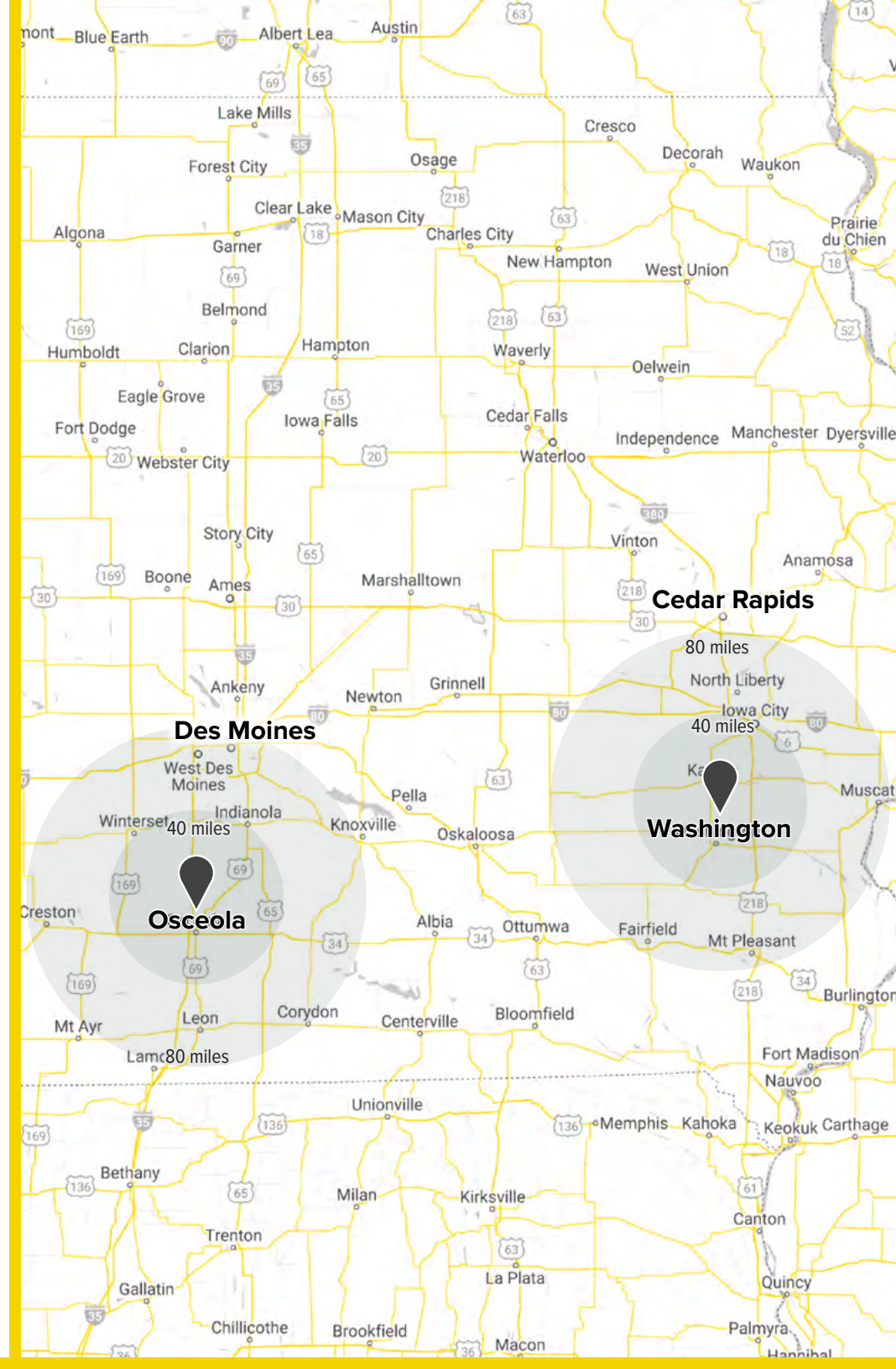
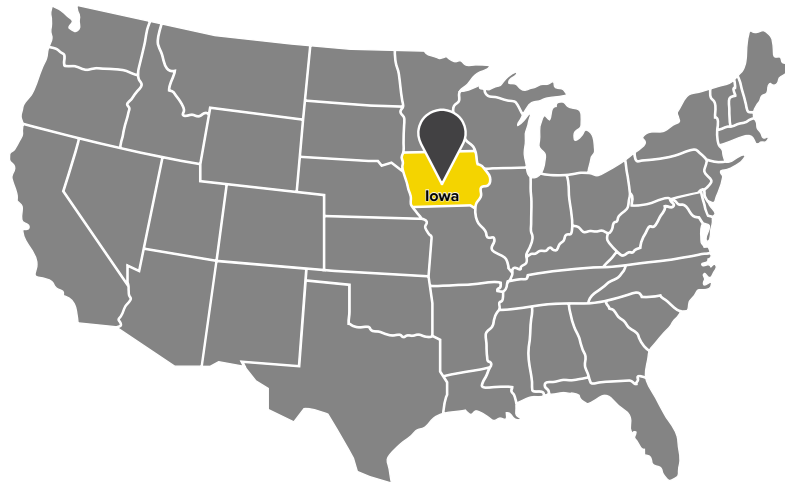


### LOCATION HIGHLIGHT

- Washington is Approximately 33 Miles South of Iowa City
- Iowa City is Home to The University of Iowa With Over 31,300 Students
- Washington, Iowa's State Theater Has Been Named the Guinness-Verified World's Oldest Continuously Operating Movie Theater



# Location Highlights



POPULATION   OSCEOLA	1 mile	3 mile	5 mile
Population	5,573	6,082	8,838
Average Household Income	\$62,187	\$64,109	\$68,287

POPULATION   WASHINGTON	3 mile	5 mile	7 mile
Population	7,787	8,469	11,772
Average Household Income	\$67,381	\$69,011	\$75,793



# Tenant Profile

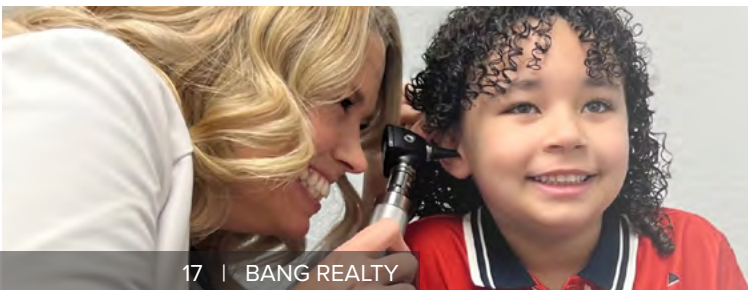


## QUICKVISIT URGENT CARE

QuickVisit is committed to delivering the highest quality, most affordable, and accessible healthcare in the communities we serve. Ultimately, we are committed to an environment of compassion, healing, and hope for all.

QuickVisit Urgent Care is a walk-in urgent and primary care provider specializing in family medicine. It provides accessible and affordable healthcare for all ages. It offers a broad range of services such as onsite x-ray, health management, cold and flu treatment, sutures, and much more. It operates as a multi-specialty business group with one or more individual providers who practice different areas of specialization. It is open seven days a week with no appointment required.

Healthy workers ensure a thriving workplace. At QuickVisit Urgent Care, they are equipped to handle anything from pre-employment drug screens to on-the-job injuries. One can walk into QuickVisit Urgent Care for rapid treatment. They also accept most major insurances at QuickVisit Urgent Care. It offers both diagnostic and antibody tests for the novel coronavirus disease, Covid-19. QuickVisit Urgent Care provides a wide range of services for you and your entire family. We see all ages at our clinic any day of the week without the requirement of a scheduled appointment.



**MEDICAL**  
INDUSTRY

**URGENT CARE**  
**CLINIC**  
SPECIALTY

**HENDERSON, TX**  
HEADQUARTERS

**15+**  
LOCATIONS

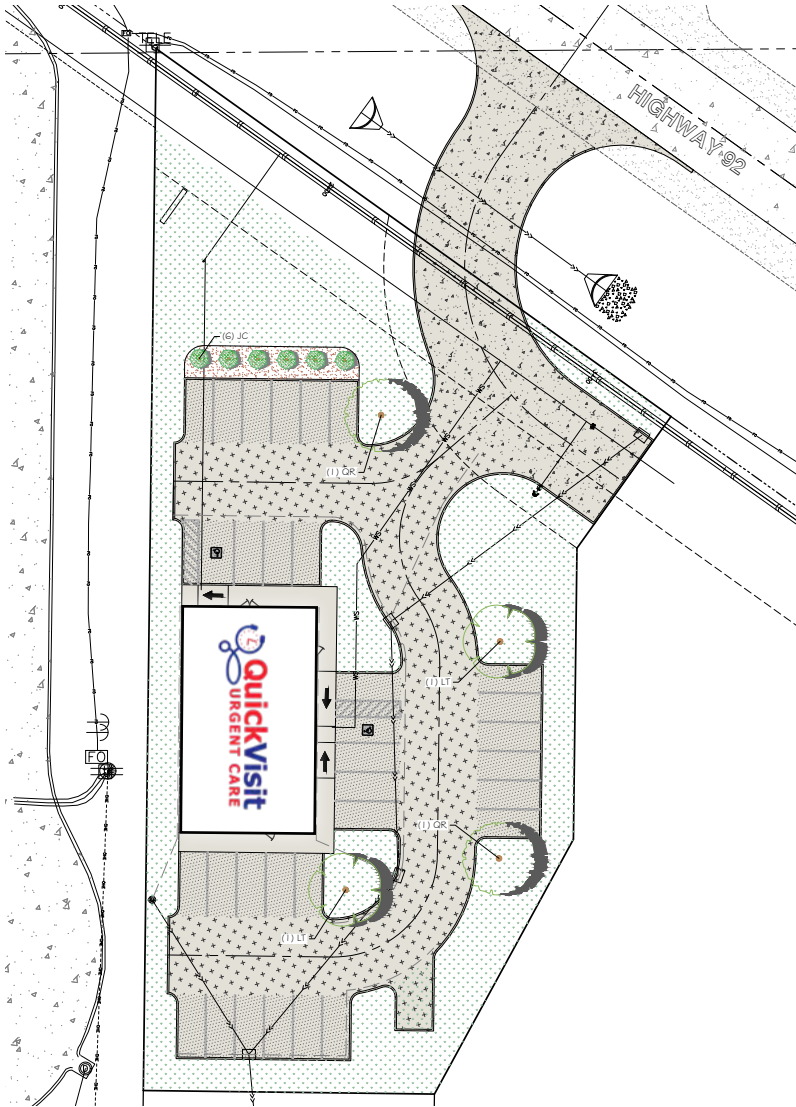
**2020**  
FOUNDED

**PRIVATE**  
COMPANY TYPE

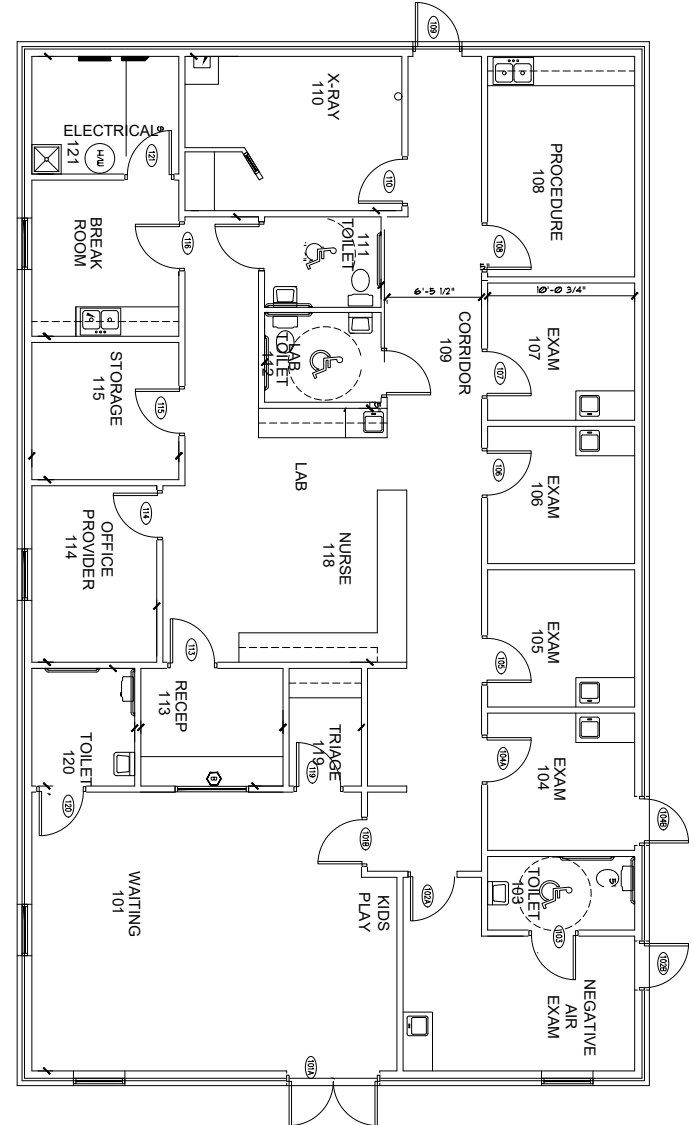
**QUICKVISITURGENTCARE.COM**  
WEBSITE



# Site Plan



# Floor Plan



The image shows the exterior of a Quick Visit Urgent Care building. The building has a light-colored stone or brick facade. The sign for "Quick Visit URGENT CARE" is prominently displayed above the entrance. The entrance is covered by a dark awning. To the left of the entrance, there is a "RESERVED PARKING" sign with a wheelchair icon. The address "1501" is visible above the glass doors. To the right of the entrance, there is a decorative arrangement of hay bales and pumpkins. The sky is clear and blue.

**Quick Visit**  
URGENT CARE

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