

Clinic Location Checklist

For dental, medical, physical therapy, wellness, and outpatient sites

Use this checklist before a clinic lease, acquisition, or expansion decision. The goal is to review whether patients can reach the site easily, whether nearby providers strengthen or crowd the market, and what practical risks should be checked before money is committed.

Best for

Dental, medical, physical therapy, wellness, and outpatient clinic owners, healthcare startup consultants, and medical real estate brokers.

Quick checks before you fall in love with the space

- Can the target patient reach the site conveniently and return for repeat visits?
- Are nearby providers complementary, competitive, or both?
- Do parking, building entry, visibility, and perceived safety support patient access?
- What should be verified before lease, acquisition, financing, or buildout?

Decision questions

Question	Why it matters	Write notes here
Who is the practical patient area for this service?	A clinic can be technically close to patients but still inconvenient because of road access, parking, transit, building entry, or travel habits.	
Which nearby providers are direct competitors or referral complements?	Medical clusters can help, but provider density can also weaken differentiation or make patient acquisition harder.	
Does the site fit the service model?	Urgent care, dental, PT, wellness, and specialty services need different access, visibility, appointment, and parking patterns.	
What does the site look like during expected appointment hours?	A daytime tour may not show after-work parking, traffic, safety perception, or building access issues.	
Which non-location decisions still need professional review?	Clinical, legal, lease, financing, credentialing, reimbursement, and acquisition issues remain outside a location memo.	

Next steps

- Gather the candidate address, service mix, target patient profile, known competitors, and any broker or acquisition materials.
- Use a custom site screen when the clinic decision involves lease term, buildout, acquisition price, financing, or partner approval.
- Keep final clinical, legal, financial, lease, and investment decisions with the owner and professional advisors.

This free checklist is for early screening only. It does not replace a full location report, legal advice, financial underwriting, required approvals, lease review, or field inspection. For a custom map-backed memo, contact hello@geointelworks.com or visit geointelworks.com.