



# FITNESS

ORLANDO | FLORIDA  
OFFERING MEMORANDUM

Marcus & Millichap  
NNN FITNESS



**Recent Takeover**  
Brand New Crunch



**Top Crunch Operator**  
70+ Locations



**2.7 Million**  
Orlando MSA Population



**2.7% Growth**  
in Population 2024



# INVESTMENT OVERVIEW

\$11,156,359

Purchase Price

7.25%

Cap Rate

9+ Years

Term Remaining

## OFFERING DETAILS

ADDRESS	1101 Resource Ave
CITY, STATE	Orlando, FL
TOTAL GLA	37,780 SF
LOT SIZE	4.16 AC
PARKING	±234 Spaces
YEAR BUILT / RENOVATED	2018 / 2025
TENANT	Crunch Fitness



Click to View  
Google Map



Click to View  
Street View



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## LEASE DETAILS

RENT COMMENCEMENT	10/11/2017
LEASE EXPIRATION	1/31/2035
LEASE TYPE	NN
LL RESPONSIBILITIES	Roof & Structure
NOI	\$808,836
RENT PSF	\$21.41
PRICE PSF	\$295.29
OPTIONS	(3) 5 Years
INCREASES	10% Every 5 Years

### Recent Crunch Takeover

This former 24 Hour Fitness location was recently acquired by CR Fitness Holdings w/ over 70+ locations in 5 states.

### Explosive Growth & Year-Round Demand

Orlando attracts over 70 million visitors annually and welcomes thousands of new residents each month, fueling strong demand across residential, retail, and service sectors.

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT
08/01/2023 - 07/31/2028	\$808,836
08/01/2028 - 1/31/2035	\$889,716
Option 1	\$978,684
Option 2	\$1,076,556
Option 3	\$1,184,208

### Business-Friendly Environment

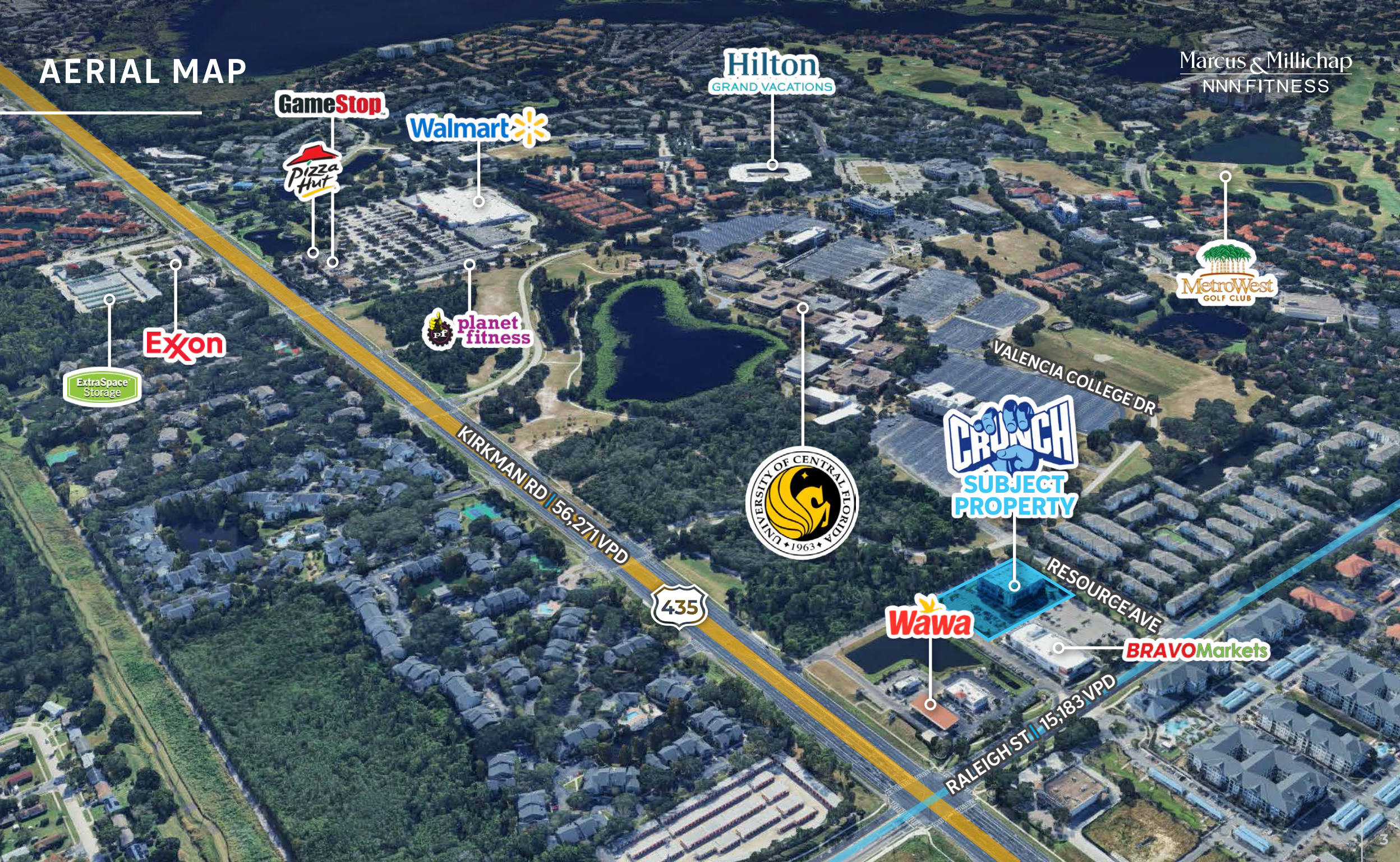
With no state income tax and a pro-development climate, Orlando continues to attract investors, developers, and operators seeking high-growth opportunities.

### High Density Location

This subject property benefits from over 122K Population within 3-miles including hundreds of nearby apartment units.



# AERIAL MAP



GameStop

Walmart

Hilton  
GRAND VACATIONS

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Pizza Hut

planet fitness

MetroWest  
GOLF CLUB

Exxon

ExtraSpace  
Storage

KIRKMAN RD | 56,271 VPD

435

UNIVERSITY OF CENTRAL FLORIDA  
★ 1963 ★

CRUNCH  
SUBJECT  
PROPERTY

VALENCIA COLLEGE DR

RESOURCE AVE

Wawa

BRAVO Markets

RALEIGH ST | 15,183 VPD



# SITE MAP

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37,780 SF GLA    ⋮    4.16 AC LOT SIZE    ⋮    2018/2025 YEAR BUILT/RENOV.





# TENANT SUMMARY

## Crunch Fitness

Crunch believes in making serious exercise fun by fusing fitness and entertainment and pioneering a philosophy of 'No Judgments.' Crunch serves a fitness community for all kinds of people with all types of goals, exercising all different ways, working it out at the same place together. Today, we are renowned for creating one-of-a-kind group fitness classes and unique programming for our wildly diverse members. Crunch serves three million members with over 500 gyms worldwide in 41 states, the District of Columbia, Australia, Canada, Costa Rica, Portugal, Puerto Rico, Spain, and India. Crunch is rapidly expanding across the U.S. and around the globe.

Crunch Fitness has unveiled "Crunch 3.0", a new gym design that focuses on enhancing the member experience through improved aesthetics, expanded amenities, and a greater emphasis on strength training, recovery, and overall wellness.

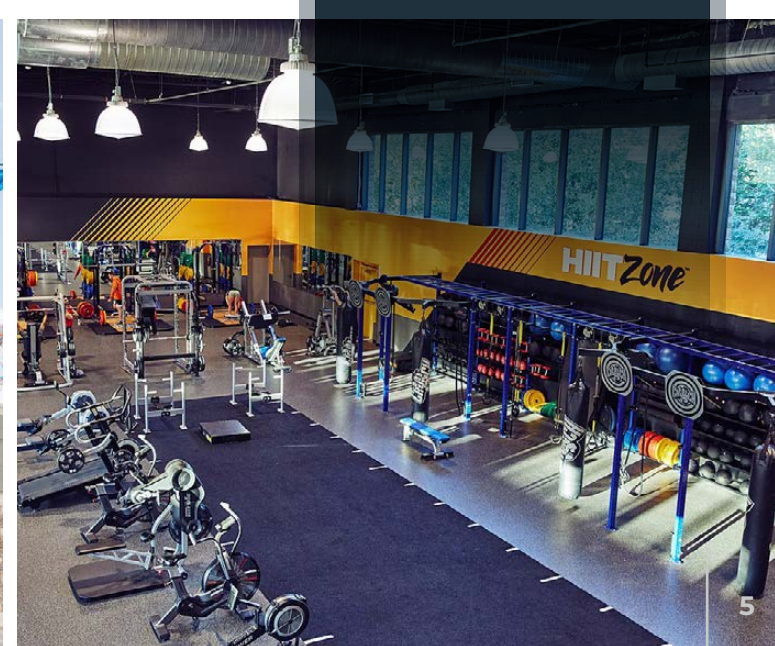
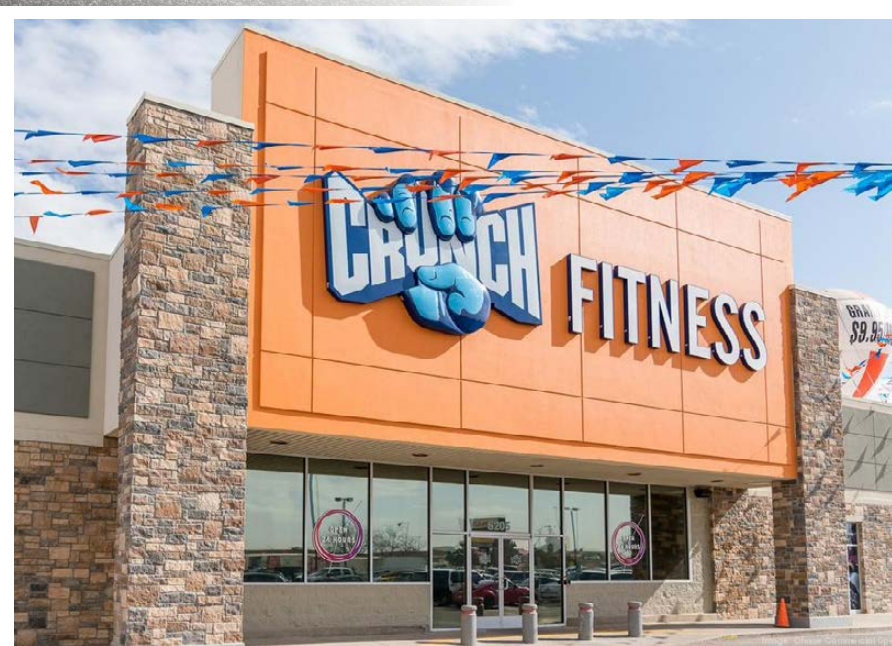
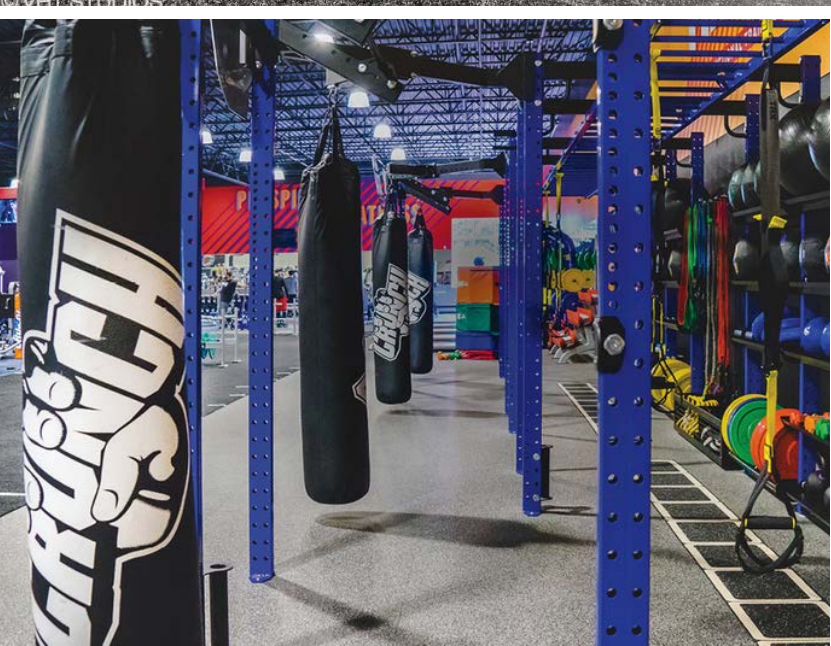
[WWW.CRUNCH.COM](http://WWW.CRUNCH.COM)

 **150 YRS**  
Experience In  
the Industry

 **500+**  
Locations

 **REDESIGN**  
Crunch 3.0 new  
HVLP initiative

 **3M+**  
Members







**Crunch Fitness** has unveiled "Crunch 3.0", a new gym design that focuses on enhancing the member experience through improved aesthetics, expanded amenities, and a greater emphasis on strength training, recovery, and overall wellness. This new design includes redesigned reception areas, modernized group fitness studios, expanded strength training zones, and a new Relax & Recover studio.



## PREMIUM UPGRADES



Crunch Fitness Celebrates the 3-Million-Member Mark and Launches Crunch 3.0 - an Innovative Gym Design that Redefines Fitness Spaces and the Member Experience



**500+**  
Locations



**3 Million+**  
Members



**CRUNCH 3.0 REDESIGN:** The new model emphasizes enhanced amenities, expanded strength training areas, improved HIITZones, and the introduction of "Relax & Recover" services.



**MEMBER-CENTRIC APPROACH:** Crunch Fitness prioritizes member feedback, with facility updates and services are shaped by direct member input.



**COMPETITIVE EDGE:** Offering boutique-style services, such as heated group fitness classes and advanced recovery equipment, at low prices starting at \$9.99.



**ADAPTATION TO TRENDS:** Recognizing shifts in consumer behavior, Crunch's certified personal trainers tailor programs to individual goals addressing the evolving needs of their diverse members.



**GLOBAL EXPANSION:** Marking a significant growth milestone, Crunch announced its expansion into India, with plans to open two new gyms per week in 2025.



# AERIAL MAP

## HIGHLAND LAKES



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SPESSARD L. HOLLAND EAST-WEST EXPY | 75,500 VPD



Enjoy more subs. Save more lives.



DOLLAR GENERAL



SUBJECT PROPERTY



BRAVO Markets



Public Storage

RALEIGH ST | 15,183 VPD



KIRKMAN RD | 56,271 VPD





# ORLANDO, FLORIDA

## TOP GROWTH MARKET WITH OVER 2.7 MILLION IN THE METRO AREA

Orlando is one of the fastest-growing major metros in the U.S., driven by strong in-migration, job growth, and a booming tourism and hospitality economy that fuels year-round consumer traffic.

## DIVERSE & RESILIENT ECONOMIC BASE BEYOND TOURISM

While globally known for its theme parks, Orlando also boasts robust sectors in healthcare, education, aerospace, and tech—home to institutions like UCF, AdventHealth, and Lockheed Martin.

## PRO-BUSINESS CLIMATE WITH EXPANDING INFRASTRUCTURE

Florida’s tax-friendly environment and Orlando’s investment in transit, roadways, and mixed-use developments (like Lake Nona and Creative Village) continue to attract companies, residents, and commercial real estate demand.



# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	21,832	122,930	298,570
2029 Projection	22,804	127,230	308,599



HOUSEHOLDS			
2024 Households	8,181	45,071	108,020
2029 Projection	8,547	46,674	111,731



HOUSEHOLD INCOME			
Avg. Household Income	\$57,212	\$67,125	\$70,390
Median Household Income	\$43,248	\$48,263	\$48,843



EDUCATION			
Some College, No Degree	4,281	26,164	60,924
Associate Degree	2,799	15,691	35,482
Bachelor’s Degree	3,417	17,458	37,816
Advanced Degree	1,180	6,985	16,966



EMPLOYMENT			
Civilian Employed	11,522	66,488	157,400
Civilian Unemployed	539	2,507	5,998
U.S. Armed Forces	25	26	214



# EXTERIOR PHOTOS



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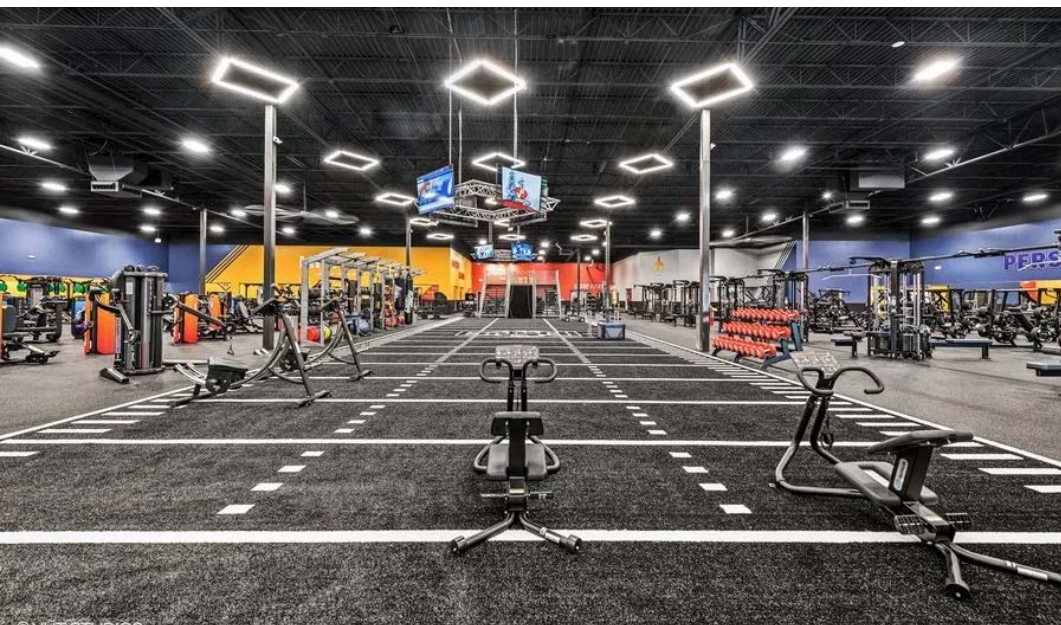




INTERIOR PHOTOS



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