

Marcus & Millichap
NNN FITNESS

CRUNCH FITNESS

OCOEE | FLORIDA

OFFERING MEMORANDUM

$100K+
Average HHI 1-Mile

1,700+/Daily
Check-Ins (Placer.ai)

2.9 Million
Orlando MSA Population

Top Crunch Operator
95+ Locations

INVESTMENT OVERVIEW

$13,558,500
Purchase Price

7.25%
Cap Rate

12+ Years
Term Remaining

OFFERING DETAILS

ADDRESS	1560 East Silver Star Road
CITY, STATE	Ocoee, FL
TOTAL GLA	47,934 SF
LOT SIZE	7.22 AC
PARKING	±178 Spaces
YEAR BUILT/RENOVATED	1993 / 2024
TENANTS	Crunch Fitness / Embellish

CRUNCH FITNESS

Click to View Google Map

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LEASE DETAILS

RENT COMMENCEMENT	10/1/2023
LEASE EXPIRATION	4/30/2039
LEASE TYPE	NN
LL RESPONSIBILITIES	Roof & Structure
TOTAL NOI	$982,993
TOTAL RENT PSF	$20.50
PRICE PSF	$282.85
OPTIONS	(3) 5 Years
INCREASES	2% Annual

Brand New Buildout w/ Top Operator

CR Fitness Holdings (95+ locations) recently backfilled this former LA Fitness location with their brand new 3.0 buildout featuring state-of-the-art design and amenities.

Fastest Growing MSA in the Country

With more than 2.9 Million residents, the Orlando MSA is projected to grow by approx. 10 percent in the next 5 years making it the most explosive MSA in the United States.

Transportation Access

Excellent connectivity, with easy access to major highways such as State Road 50, the Florida Turnpike, East-West Expressway (408), and Western Beltway (429), facilitating commerce and commuting.

Residential Growth

The city is undergoing substantial residential development, including projects like Greens at Forest Lake (128 townhomes), Arden Park North Phases 4 & 5 (299 lots), Ocoee Village Center (196 townhomes and 316 multi-family units), and Ciara Place (88 townhomes).

CRUNCH RENT SCHEDULE

LEASE YEARS	*ANNUAL RENT*
5/1/2026-4/30/2027	$947,540
5/1/2027-4/30/2028	$966,490
5/1/2028-4/30/2029	$985,820
5/1/2029-4/30/2030	$1,005,537
5/1/2030-4/30/2031	$1,025,647
5/1/2031-4/30/2032	$1,046,160
5/1/2032-4/30/2033	$1,067,084
5/1/2033-4/30/2034	$1,088,425
5/1/2034-4/30/2035	$1,110,194
5/1/2035-4/30/2036	$1,132,398
5/1/2036-4/30/2037	$1,155,046
5/1/2037-4/30/2038	$1,178,147
5/1/2038-4/30/2039	$1,201,710
Option 1	$1,225,744
Option 2	$1,353,320
Option 3	$1,494,175

AERIAL MAP


DOWNTOWN ORLANDO
MAX PLAZA
SUBWAY
CIRCLE K
POPEYES
LOUISIANA KITCHEN
FAMILY DOLLAR
HIBBETT
BRAVO Markets
Wendy's
Bank of America
goodwill
HIGHLAND LAKES CENTER
Burlington
Marshalls
Steak 'n Shake
Bath & Body Works
ROSS DRESS FOR LESS
chili's
GNC
HARBOR FREIGHT
dd's DISCOUNTS
boost mobile
DOLLAR TREE
THE UPS STORE
Walmart
SKY ZONE
FedEx
sam's club
WEST COLONIAL OAKS
THE HOME DEPOT
FAMILY DOLLAR
OLLIE'S Bargain Outlet
Olive Garden
Public Storage
SILVER STAR RD | 25,678 VPD
DOLLAR GENERAL
DUNKIN'
AutoZone
Walgreens
Advance Auto Parts
Publix
CHASE
McDonalds
CLARKE RD | 22,509 VPD
Mobil
DOLLAR TREE
SUBWAY
LESLIE'S SWIMMING POOL SUPPLIES
CVS pharmacy
Great Clips
IT'S GONNA BE GREAT
E SILVER STAR RD | 11,550 VPD
CRUNCH
SUBJECT PROPERTY

SITE MAP





47,934 SF GLA | **7.22 AC** LOT SIZE | **1993 / 2024** 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. Crunch serves three million members with over 550 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.

150 Years	3.5 Million	Crunch 3.0	550+
INDUSTRY EXPERIENCE	MEMBERS	NEW HVLP REDESIGN	LOCATIONS









CRUNCH 3.0

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


WEST OAKS MALL
JCPenney
AMC THEATRES
Dillard's
Michaels
BEST BUY
GameTime
theVitamin Shoppe
Seabra Foods
PETSMART
ALDI
DUNKIN'
SUBWAY
LOWE'S
TACO BELL
Publix
WELLS FARGO
bealls OUTLET
FIREHOUSE SUBS
PLATO'S CLOSET
ZAXBY'S
BURGER KING
ORLANDO HEALTH 216 BEDS
Walmart
planet fitness
Fairfield BY MARRIOTT
Gabe's
W COLONIAL DR | 45,893 VPD
Chick-fil-A
WINTER GARDEN VILLAGE
target
LOWE'S
Marshalls
Burlington
ULTA BEAUTY
BEST BUY
COST PLUS WORLD MARKET
macy's
DOLLAR TREE
LAKE OLYMPIA
SUBWAY
LESLIE'S
Mobil
CLARKE RD | 22,509 VPD
Advance Auto Parts
AutoZone
DUNKIN'
McDonalds
E SILVER STAR RD | 11,550 VPD
Walgreens
CRUNCH
SUBJECT PROPERTY
CHASE
Publix
CVS pharmacy

OCOEE, FLORIDA

DYNAMIC SUBURB IN THE ORLANDO METRO AREA

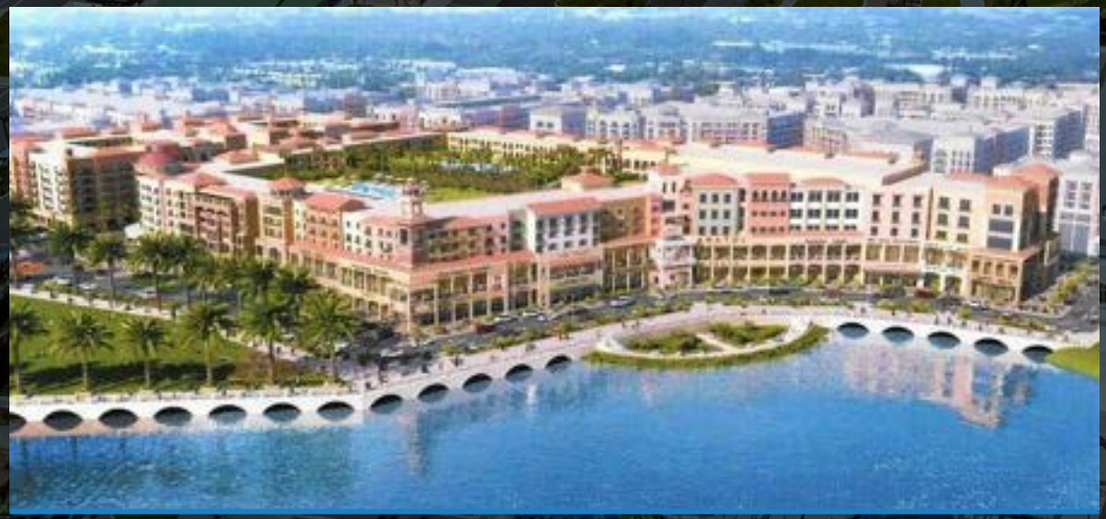
Located just 10 miles west of downtown Orlando, Ocoee is a rapidly growing city in Orange County. With a 2023 population of approximately 47,885, it has experienced steady growth, increasing by 1.26% from the previous year.

STRATEGIC LOCATION AND INFRASTRUCTURE

Situated near major highways such as Florida's Turnpike, State Road 429, and State Road 408, Ocoee offers excellent connectivity to the greater Orlando area, making it an attractive spot for businesses and commuters.

ONGOING DEVELOPMENT AND GROWTH

Ocoee is undergoing significant development, including a $43 million master plan aimed at revitalizing the downtown area and enhancing public spaces.



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	11,598	89,258	231,345
2030 Population Projection	12,491	96,647	251,177
HOUSEHOLDS			
2025 Households	3,836	30,117	78,857
2030 Household Projection	4,143	32,726	85,951
HOUSEHOLD INCOME			
Avg Household Income	$100,946	$93,026	$95,106
Median Household Income	$84,798	$74,636	$72,159
EDUCATION			
Some College, No Degree	2,496	18,912	48,340
Associate Degree	1,099	9,037	23,779
Bachelor's Degree	1,132	9,836	29,011
Advanced Degree	896	5,091	14,379
EMPLOYMENT			
Civilian Employed	6,373	47,708	122,013
Civilian Unemployed	250	2,356	6,320
U.S. Armed Forces	5	134	170

EXTERIOR PHOTOS





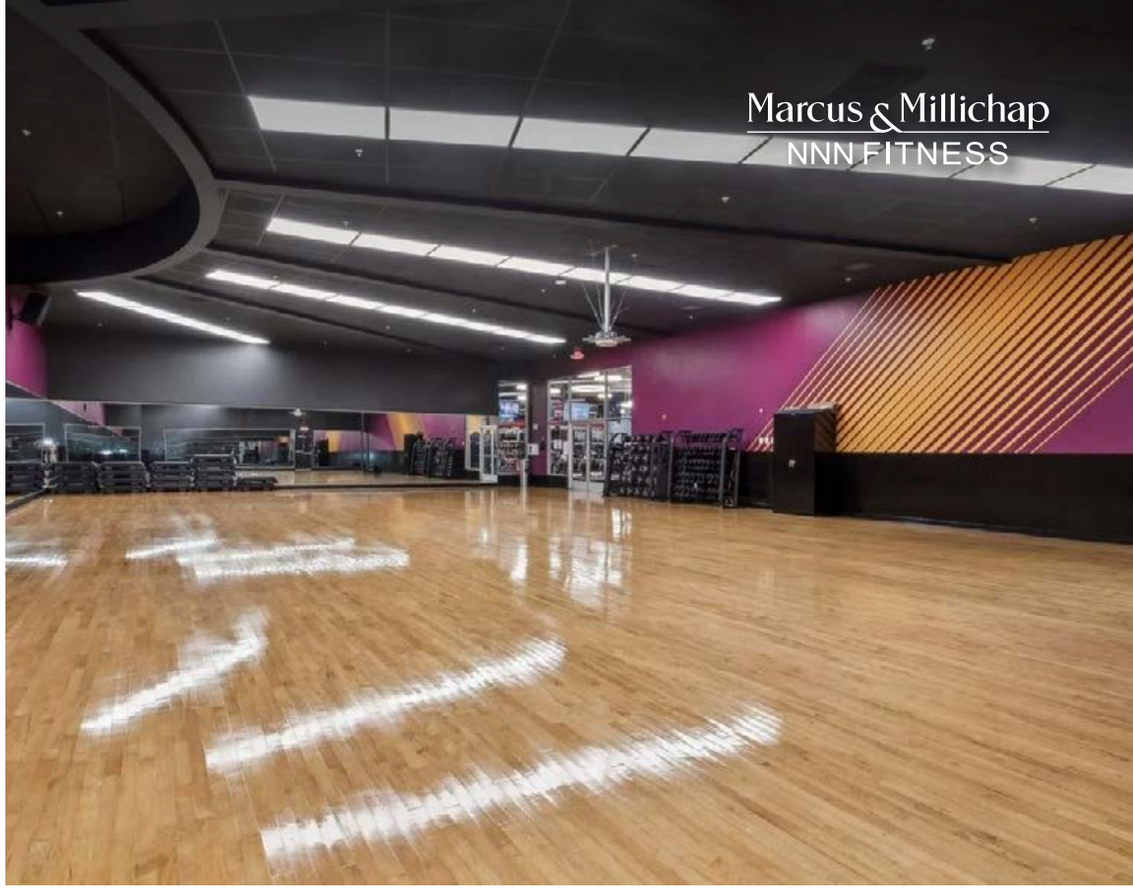






INTERIOR PHOTOS









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Marcus & Millichap
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OCOEE | FLORIDA

OFFERING MEMORANDUM

MARK THIEL
Executive Managing Director
San Diego | (858) 373-3206
Mark.Thiel@marcusmillichap.com
License: CA 01469342

JAKE BORDELON
Managing Director Investments
San Diego | (858) 373-3133
Jake.Bordelon@marcusmillichap.com
License: CA 02048307