



**FITNESS**

**OCOE | FLORIDA**  
**OFFERING MEMORANDUM**

Marcus & Millichap  
NNN FITNESS



**\$97K+**

Average HHI 1-Mile



**1,700+ /Daily**

Check-Ins (Placer.ai)



**2.9 Million**

Orlando MSA Population



**Top Crunch Operator**

70+ Locations



# INVESTMENT OVERVIEW

\$13,288,000

Purchase Price

7.25%

Cap Rate

13+ 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



Click to View  
Google Map



Click to View  
Street View

## LEASE DETAILS

RENT COMMENCEMENT	10/1/2023
LEASE EXPIRATION	4/30/2039
LEASE TYPE	NN
LL RESPONSIBILITIES	Roof, Structure & HVAC
TOTAL NOI	\$963,380*
TOTAL RENT PSF	\$20.09
PRICE PSF	\$277.21
OPTIONS	(3) 5 Years
INCREASES	2% Annual

### Brand New Buildout w/ Top Operator

CR Fitness Holdings (70+ 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
Current - 4/30/2026	\$928,960
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

\*Additional shop tenant pays \$34,420 per year. Increasing 3% annually through 7/31/2033.

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# AERIAL MAP

## WINTER GARDEN VILLAGE

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## WEST OAKS MALL



ORLANDO  
HEALTH  
216 BEDS



HOME2  
SUITES BY HILTON

WESTERN BLTWY - 83,216 VPD

FLORIDA'S TPKE - 157,795 VPD

W COLONIAL DR | 45,893 VPD

EAST-WEST EXPY - 47,769 VPD



CLARK RD | 22,509 VPD



E SILVER STAR RD | 11,550 VPD



SUBJECT PROPERTY





# SITE MAP

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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. 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.

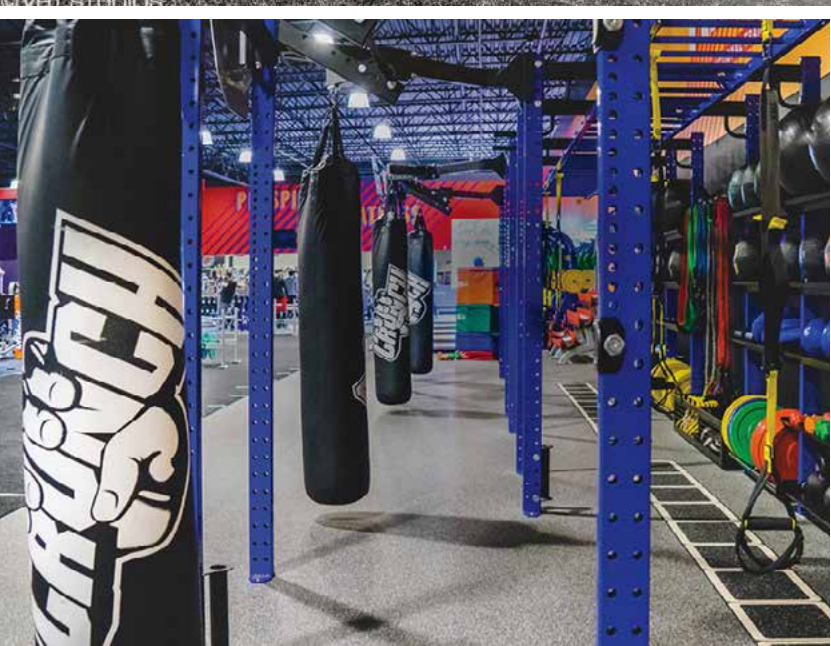
[WWW.CRUNCH.COM](http://WWW.CRUNCH.COM)

 **150 YRS**  
Experience In  
the Industry

 **500+**  
Locations

 **REDESIGN**  
Crunch 3.0 new  
HVLP initiative

 **3M+**  
Members





# CRUNCH 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

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### 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
2024 Population	10,966	83,142	216,610
2029 Projection	11,185	85,320	223,167



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	3,616	27,998	73,674
2029 Projection	3,685	28,736	75,941



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Avg. Household Income	\$97,133	\$80,187	\$79,901
Median Household Income	\$73,563	\$59,981	\$57,779



EDUCATION	1 MILE	3 MILES	5 MILES
Some College, No Degree	2,348	17,570	45,009
Associate Degree	1,032	8,524	22,857
Bachelor's Degree	1,071	9,160	27,251
Advanced Degree	840	4,756	13,416



EMPLOYMENT	1 MILE	3 MILES	5 MILES
Civilian Employed	5,864	44,602	116,427
Civilian Unemployed	189	1,737	4,796
U.S. Armed Forces	1	1	26



# EXTERIOR PHOTOS



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INTERIOR PHOTOS



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