

Marcus & Millichap  
NNN FITNESS

LOCATED IN AN

**OPPORTUNITY ZONE**

OFFERING EXCEPTIONAL  
TAX ADVANTAGES



**EoS FITNESS<sup>®</sup>**

KISSIMMEE | FLORIDA  
OFFERING MEMORANDUM



PARKWAY CROSSING  
APARTMENTS  
309 UNITS



**E55 FITNESS**  
SUBJECT  
PROPERTY

GISSIMMEE FLORIDA IS THE #1 SPOT  
in Florida that the country is moving to

ATLIS TWIN LAKES  
346 LUXURY APARTMENTS  
COMING 2025

UPSIDE POTENTIAL  
TO DEVELOP  
6,692 SF OF  
ADDITIONAL RETAIL





**79,000 VPD**  
FL TPKE (SR-91)



Walmart



**56,000 VPD**  
E OSCEOLA PKWY

**ATLIS TWIN LAKES**  
**346 LUXURY APARTMENTS**  
**COMING 2025**





# RETAIL AERIAL

**EoS FITNESS**  
SUBJECT  
PROPERTY



18.2 MILES NORTH  
ORLANDO, FL

ATLIS TWIN LAKES  
346 LUXURY APARTMENTS  
COMING 2025

Marcus & Millichap  
NNN FITNESS

FLORIDA TPKE (SR-91) | 17,900 VPD



SUNRAIL  
TUPPERWARE  
TRAIN STATION

TUPPERWARE STATION

TUPPERWARE STATION IS A STRATEGIC LOCATION FOR NEW COMMERCIAL AND RESIDENTIAL COMMUNITIES. WITH ABUNDANT SURROUNDING AMENITIES.



MCDONALD'S



Firestone



E OSCEOLA PKWY | 56,000 VPD





# NEARBY DEVELOPMENTS

Marcus & Millichap  
NNN FITNESS

**FUTURE MIX-USE DEVELOPMENT**  
1,354 MULTIFAMILY UNITS  
263,480 SF OF OFFICE & COMMERCIAL  
202 ACRES

**EoS FITNESS**  
SUBJECT  
PROPERTY

ORANGE COUNTY/OSCEOLA COUNTY LINE

## ORANGE BLOSSOM PLAZA



THE 16-ACRE SITE WILL INCLUDE  
82,450 SF OF RETAIL AND  
COMMERCIAL SPACE ANCHORED  
BY A 43,410 SF GROCERY STORE.



**SUNRAIL  
TUPPERWARE  
TRAIN STATION**

**E OSCEOLA PKWY | 56,000 VPD**

**ALTIS TWIN  
LAKES**

**FLORIDA TPKE (SR-91) | 79,900 VPD**

## ALTIS TWIN LAKES



346-UNIT CLASS A LUXURY  
MULTIFAMILY APARTMENT  
COMMUNITY OPENING IN 2025.



**TESLA  
DEALERSHIP  
COMING SOON**

**LEGACY AT  
OSCEOLA APARTMENTS  
COMING 2026**





# INVESTMENT OVERVIEW

**\$15,394,400**

Purchase Price

**6.75%**

Cap Rate

**15 Year**

Lease Term

## OFFERING DETAILS

ADDRESS	1345 E Osceola Pkwy, Kissimmee, FL
TOTAL GLA	42,000 SF
LOT SIZE	2.42 AC
OUTDOOR EXERCISE AREA	2,517 SF
YEAR BUILT	2025
TENANT	EōS Fitness / Fitness Alliance FL, LLC



**EōSFITNESS**



[Click to View  
Google Map](#)



[Click to View  
Street View](#)

## LEASE DETAILS

RENT COMMENCEMENT DATE	12/15/2024
LEASE EXPIRATION DATE	12/31/2039
BASE RENT	\$966,000
2025 FIXED CAM REIMBURSEMENTS	\$105,000
2025 FIXED CAM EXPENSE	(\$31,878)
2025 NOI	\$1,039,122
OPTIONS	(3) 5 Years
INCREASES	10% Every 5 Years
PARKING SPACES	Access to ±744

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	RENT PSF
YEARS 1 - 5	\$966,000	\$23.00
YEARS 6 - 10	\$1,062,600	\$25.30
YEARS 11 - 15	\$1,168,860	\$27.83
OPTION 1	\$1,285,620	\$30.61
OPTION 2	\$1,414,140	\$33.67
OPTION 3	\$1,555,680	\$37.04



**15 Year**  
Lease Term




**Brand New**  
2025 Construction



**Value-Add**  
Potential

# INVESTMENT HIGHLIGHTS

Marcus & Millichap  
NNN FITNESS

 **Feb. 2025**  
Grand Opening

 **235,013**  
5-Mile  
Population

 **1 Million+**  
Members w/  
EōS Fitness

 **135,900**  
Combined VPD



## Brand-New EōS Fitness with Long-Term Lease

This state-of-the-art EōS Fitness will be a game-changer for the brand, with a **recent grand opening in February 2025**. The facility features cutting-edge strength equipment, group fitness and cycling classes, a kids club, MOVEōS Cinema, massage chairs, a sauna, a pool, and an outdoor workout area. **The property is secured by a brand-new 15-year lease** with the nation's fastest growing health club chain.



## Key Growth Corridor w/ Superior Access

Kissimmee, FL, is experiencing rapid population and economic growth, **adding over 54K new residents between 2022 and 2023**. The property benefits from high visibility on Osceola Parkway and Florida's Turnpike (135,900 VPD) and is **adjacent to the new Tupperware HQ and train stop**, ensuring strong foot traffic and accessibility. Additionally, it is less than two miles from The Crosslands, a major 450,000 SF retail complex.



## Dominant Retail Hub with Opportunity Zone Incentives

Situated within Gateway Station, an 86,500 SF shopping center, the property benefits from being **shadow-anchored by a high-performing Walmart Supercenter (3.1M annual visits)** and surrounded by over 1.5M SF of retail within a 3-mile radius. Nearby national tenants include McDonald's, Panera Bread, Wells Fargo, and Harbor Freight. Additionally, its **Opportunity Zone** designation offers potential tax benefits, including capital gains deferral, reduction, and exclusion.



# PROPERTY PHOTOS



Marcus & Millichap  
NNN FITNESS









# MARKET AERIAL

Marcus & Millichap  
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## THE LOOP & THE LOOP WEST SHOPPING CENTERS

ADAM'S TRAMPOLINE PARK, Burlington, NIKE, REGAL, KOHL'S, DSW, ULTA BEAUTY, CHIPOTLE, AÉROPOSTALE, petco, SKECHERS, Michaels, Bath & Body Works, TJ-maxx, noodles, ZALES, CONVERSE, Wendy's, chli's, BONEFISH GRILL, Chick-fil-®, BAM! BOOKS-A-MILLION, PEI WEI ASIAN KITCHEN, JARED, 5.11, JCPenney

## THE CROSSLANDS SHOPPING CENTER

Academy, HOBBY LOBBY, PETSMART, Starbucks, OUTBACK STEAKHOUSE, Marshalls, Party City, Kirkland's, HAVERTY'S FURNITURE - EST 1885, ROSS DRESS FOR LESS, DOLLAR TREE, five BELOW, SEPHORA, FOREVER 21, BOOT BARN, fresh market, carter's

EoS FITNESS  
SUBJECT  
PROPERTY

ROSS DRESS FOR LESS, Pizza Hut, ALDI, dd's DISCOUNTS, Checkers, CHASE

Tupperware®

OSCEOLA SCHOOL  
FOR THE ARTS

## GATEWAY STATION SHOPPING CENTER

GameStop, Firestone, SALLY BEAUTY, WELLS FARGO, Walmart, HARBOR FREIGHT, MCDONALD'S, Happy Friendly Smiles, cricket wireless, DOLLAR TREE, Sanitas Medical Center, TD Bank, BioLife

Publix, PEPSBOYS, Visionworks, MCDONALD'S, goodwill

BEST BUY, Olive Garden

Lowe's

CROUCH, ROOMS TO GO, Burlington

E OSCEOLA PKWY  
56,000 VPD

SR-441  
36,500 VPD

DODGE, RAM, RaceTrac, Jeep

PARKWAY  
MIDDLE SCHOOL

FL TPKE (SR-91)  
79,900 VPD

VARIOUS AUTO  
REPAIR/SHOPS

BJ's, MATTRESS FIRM, TACO BELL, crumbl cookies, Panda Express, KFC

CUBESMART self storage

FAMILY DOLLAR, Advance Auto Parts

UNITED STATES POSTAL SERVICE





# POPULATION GROWTH & NEW DEVELOPMENTS

#1

## DESTINATION IN FLORIDA

According to Uhaul's numbers, the growth index shows that not only does Florida have 10 of the Top 25 U.S Growth Cities, but Kissimmee is the #1 spot in FL that the country is moving to.

## BOOMING ORLANDO SUBMARKET

Kissimmee, FL, has **experienced significant growth and development in recent years**, driven by its proximity to major attractions like **Walt Disney World** and its appeal as a residential and commercial hub in Central Florida.

Overall, Kissimmee is experiencing robust growth, with new developments across residential, commercial, and infrastructure sectors. This trend is likely to continue as the city capitalizes on its strategic location and growing appeal as a dynamic place to live, work, and visit.



### Population Growth & Residential Development

Kissimmee has seen steady population growth, attracting new residents with its affordable housing, diverse communities, and family-friendly environment. To accommodate this influx, there has been a surge in residential developments, including new single-family homes, townhouses, and apartment complexes.



### Commercial Expansion

Commercial real estate in Kissimmee is thriving, with new shopping centers, dining establishments, and entertainment venues opening throughout the city. Areas like the Loop and Crosslands are popular shopping destinations that continue to expand, drawing both locals and tourists. Additionally, the hospitality sector is growing, with new hotels and resorts being developed to cater to the increasing number of visitors.



### Mixed-Use Developments

There has also been a rise in mixed-use developments, blending residential, commercial, and recreational spaces into cohesive communities. These developments aim to create vibrant, walkable neighborhoods that meet the needs of modern residents and businesses.



### Infrastructure & Transportation

To support its growth, Kissimmee has invested in infrastructure improvements, including road expansions and public transportation enhancements. The SunRail commuter train service has been a significant addition, improving connectivity between Kissimmee and other parts of the Greater Orlando area. This has made the city more accessible and attractive to both businesses and residents.



### Tourism & Entertainment

Tourism continues to be a major economic driver in Kissimmee, with new attractions and entertainment options constantly being introduced. The area's proximity to theme parks and natural attractions like Lake Tohopekaliga makes it a popular destination for visitors, further fueling the local economy.





# TENANT SUMMARY

## EōS Fitness

EōS Fitness, is a leader in the fitness industry with its High Value. Low Price. (HVLP 2.0)® gyms, is an inclusive and welcoming organization committed to empowering exercise practitioners of all experience levels. With more than 125+ locations open or on the way in Arizona, Florida, Nevada, Southern California, Texas and Utah, EōS Fitness is rapidly expanding. Providing serious fitness options, EōS Fitness offers the best equipment, high-energy workout classes, and extensive personal training options starting at just \$9.99 per month.

EōS also offers innovative recovery options including The Tank, a brand-new recovery space featuring Hyperice percussion massagers, Normatec compression boots, professional grade stretch tables and CryoLounge+ loungers; and Recovery Rooms dedicated to complete relaxation with Human Touch® massage chairs. As part of the company's five-year growth plan, EōS plans to have 250+ open gyms by 2030.

[www.eosfitness.com](http://www.eosfitness.com)



**40 Yrs**  
In the Industry



**125+**  
Locations in  
the USA



**1M+**  
Members





# INTERIOR PHOTOS



Marcus & Millichap  
NNN FITNESS





# INTERIOR PHOTOS

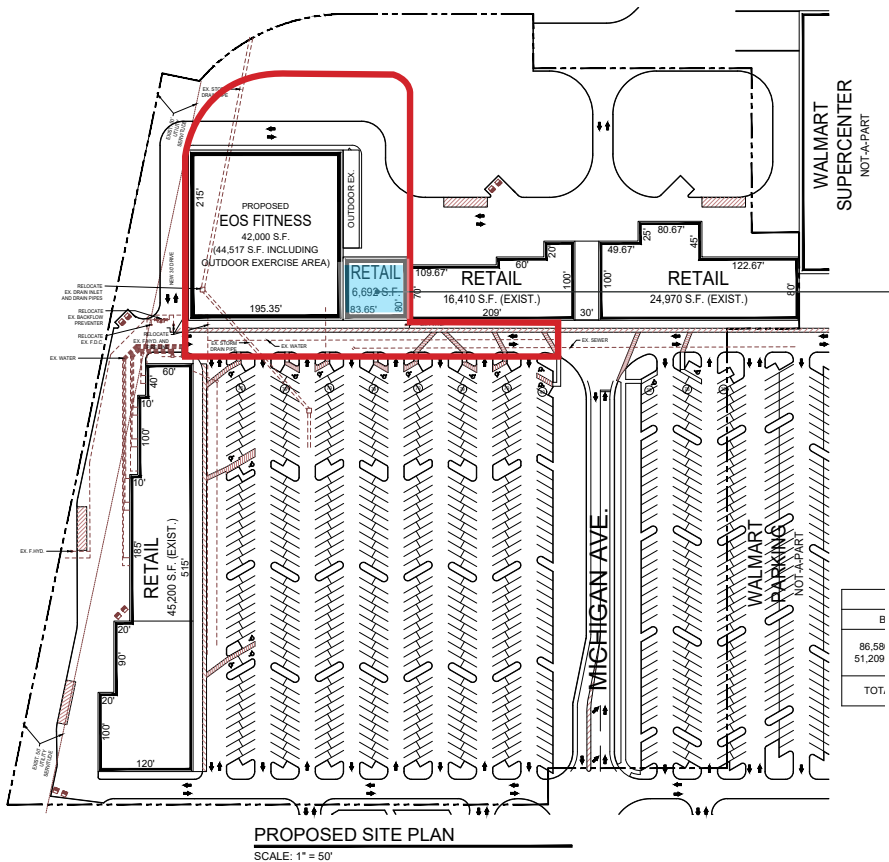




SITE MAP

Marcus & Millichap  
NNN FITNESS

UPSIDE POTENTIAL  
TO DEVELOP 6,692 SF  
OF ADDITIONAL RETAIL



Upside Potential:

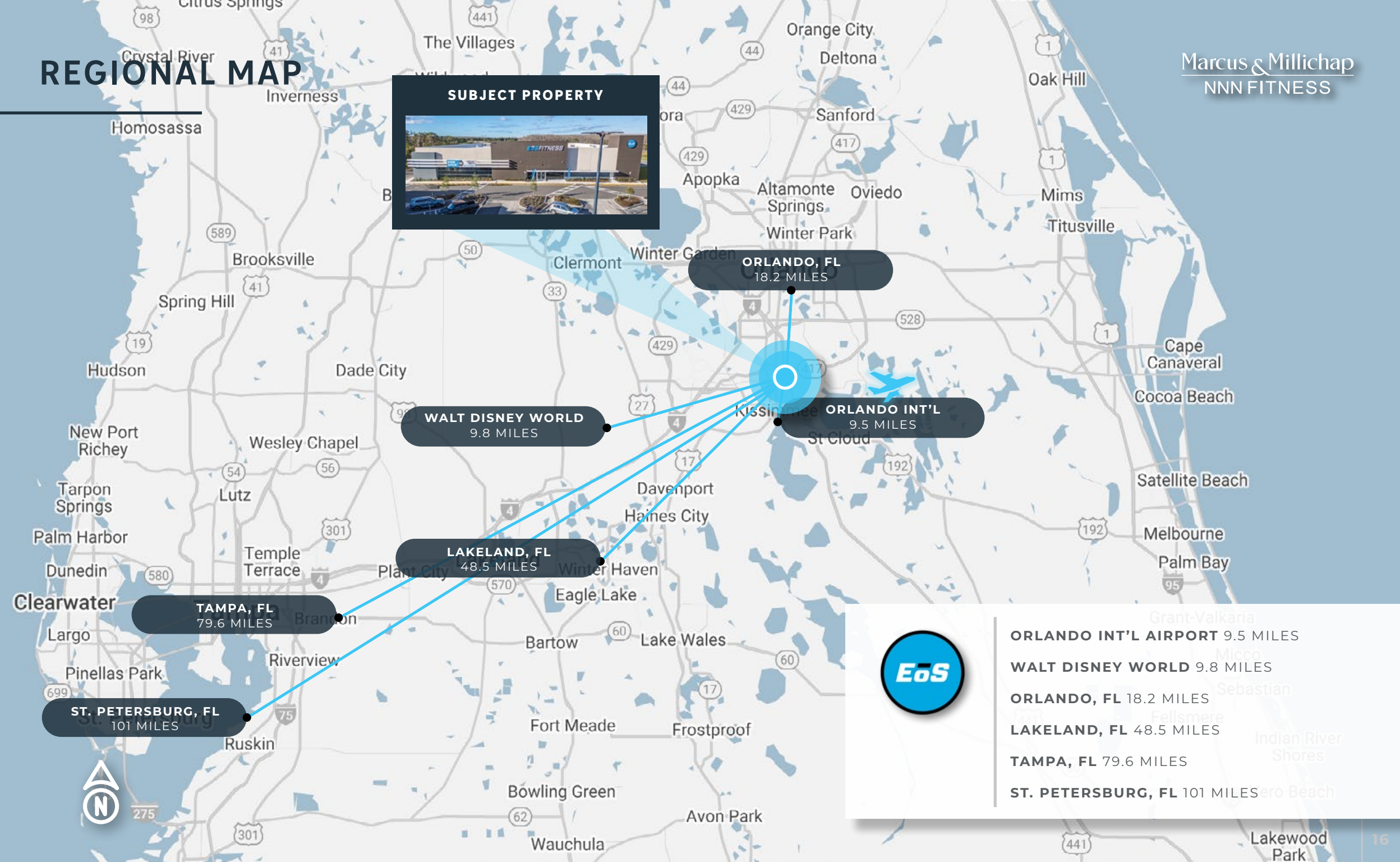
6,692 SF Retail has yet to be built and could allow an investor to develop an additional building, providing a potential upside.

42,000 SF GLA :: 2.42 AC LOT SIZE :: 2,517 SF OUTDOOR AREA



# REGIONAL MAP

Marcus & Millichap  
NNN FITNESS



**ORLANDO, FL**  
18.2 MILES

**ORLANDO INT'L**  
9.5 MILES

**WALT DISNEY WORLD**  
9.8 MILES

**LAKELAND, FL**  
48.5 MILES

**TAMPA, FL**  
79.6 MILES

**ST. PETERSBURG, FL**  
101 MILES



- ORLANDO INT'L AIRPORT** 9.5 MILES
- WALT DISNEY WORLD** 9.8 MILES
- ORLANDO, FL** 18.2 MILES
- LAKELAND, FL** 48.5 MILES
- TAMPA, FL** 79.6 MILES
- ST. PETERSBURG, FL** 101 MILES





## PROXIMITY TO WORLD-CLASS ATTRACTIONS

Kissimmee is located just minutes from Walt Disney World, Universal Orlando Resort, and other top theme parks, making it a prime destination for tourism and entertainment.

## BOOMING REAL ESTATE & GROWTH

With a rapidly growing population and strong demand for housing, retail, and hospitality, Kissimmee has become a hot market for real estate investment and development.

## OUTDOOR & RECREATIONAL APPEAL

Home to beautiful lakes, golf courses, and natural preserves, Kissimmee offers a variety of outdoor activities, including airboat tours in the Everglades, fishing, and hiking.



### POPULATION

	1 Mile	3 Miles	5 Miles
2024 Population	6,485	114,516	247,642
2029 Projection	7,589	126,166	273,678



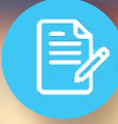
### HOUSEHOLDS

2024 Households	2,148	37,993	81,022
2029 Projection	2,520	41,854	89,531



### HOUSEHOLD INCOME

Ave. Household Income	\$64,310	\$68,565	\$73,985
Median Household Income	\$48,596	\$54,844	\$58,505



### EDUCATION

Some College, No Degree	1,705	26,039	54,475
Associate Degree	417	12,066	25,861
Bachelor's Degree	364	12,961	31,636
Advanced Degree	168	5,600	15,344



### EMPLOYMENT

Civilian Employed	3,244	60,450	130,422
Civilian Unemployed	99	1,789	4,247
U.S. Armed Forces	0	65	197







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***EoS* FITNESS®**

KISSIMMEE | FLORIDA  
**OFFERING MEMORANDUM**

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**7,546 Closed**  
Transactions in 2023

**\$43.6B Total**  
Volume Closed in 2023

**30 Transactions**  
Every Business Day

**80+ Offices**  
Across the U.S. & Canada