



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](#)



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

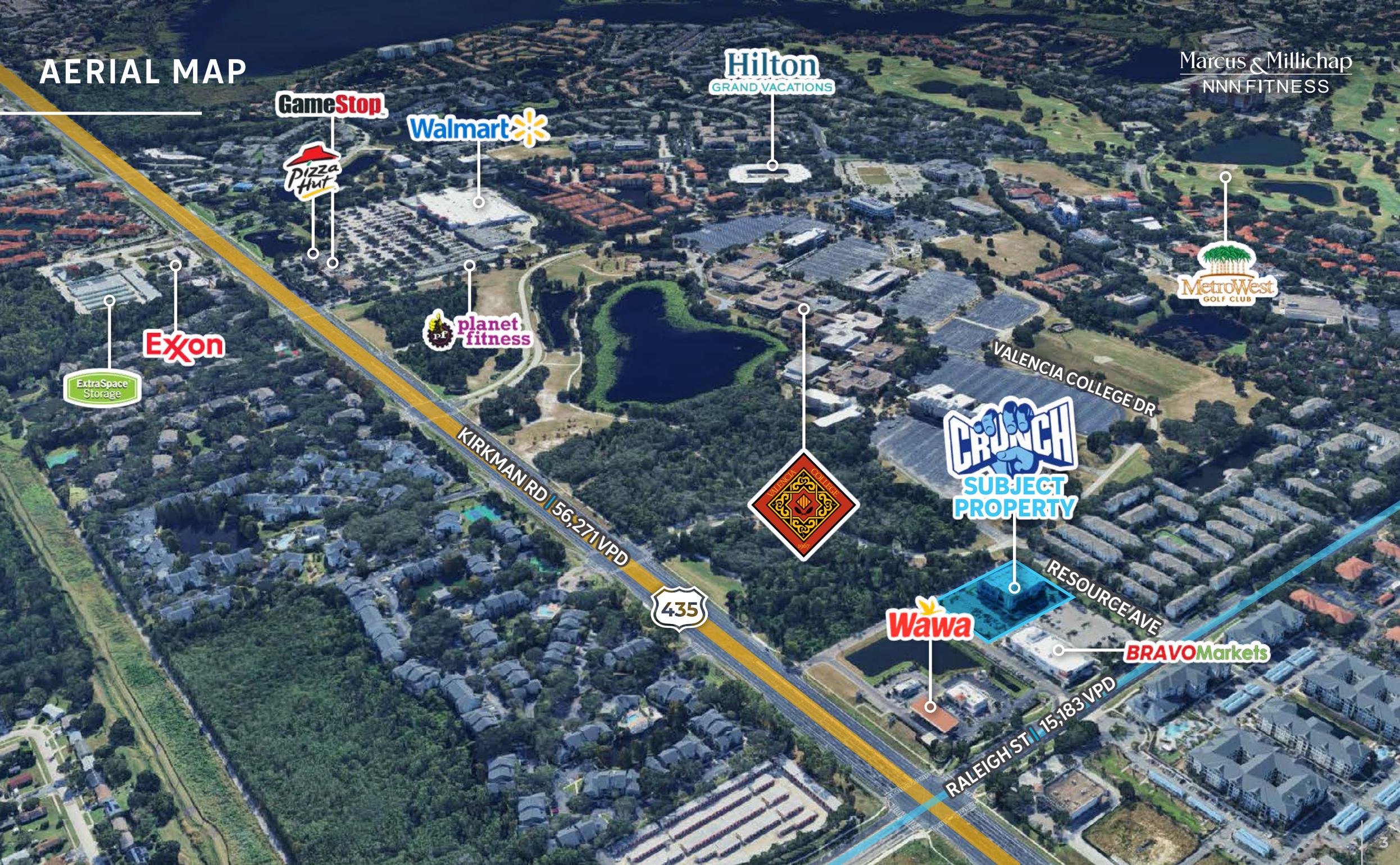
Business-Friendly Environment

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

Marcus & Millichap
NNN FITNESS

Exxon

planet fitness



ExtraSpace
Storage

KIRKMAN RD | 56,271 VPD



CRUNCH
SUBJECT
PROPERTY

VALENCIA COLLEGE DR

Wawa

RESOURCE AVE

BRAVO Markets

RALEIGH ST | 15,183 VPD

SITE MAP

Marcus & Millichap
NNN FITNESS



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.

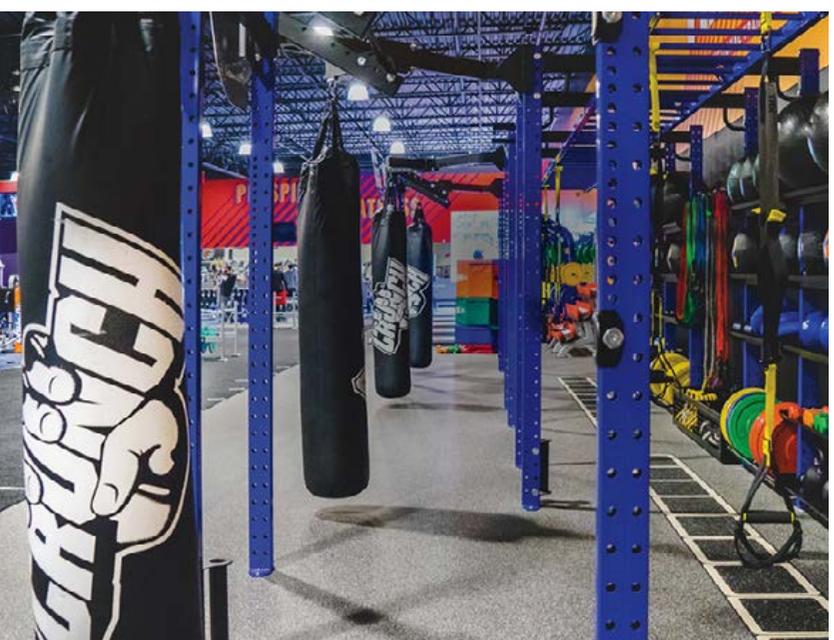
WWW.CRUNCH.COM

 **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

HIGHLAND LAKES

Walmart Neighborhood Market, sam's club, THE HOME DEPOT, Olive Garden, FAMILY DOLLAR, chji's, SKY ZONE, ROSS DRESS FOR LESS, Burlington, Marshalls, DOLLAR TREE, Bath & Body Works

Marcus & Millichap
NNN FITNESS

ALDI, SUBWAY, AutoZone, POPEYES LOUISIANA KITCHEN, FIREHOUSE SUBS



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



SUBJECT PROPERTY

DOLLAR GENERAL, AutoZone, CVS pharmacy



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	1 MILE	3 MILES	5 MILES
2024 Households	8,181	45,071	108,020
2029 Projection	8,547	46,674	111,731



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Avg. Household Income	\$57,212	\$67,125	\$70,390
Median Household Income	\$43,248	\$48,263	\$48,843



EDUCATION	1 MILE	3 MILES	5 MILES
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	1 MILE	3 MILES	5 MILES
Civilian Employed	11,522	66,488	157,400
Civilian Unemployed	539	2,507	5,998
U.S. Armed Forces	25	26	214

EXTERIOR PHOTOS



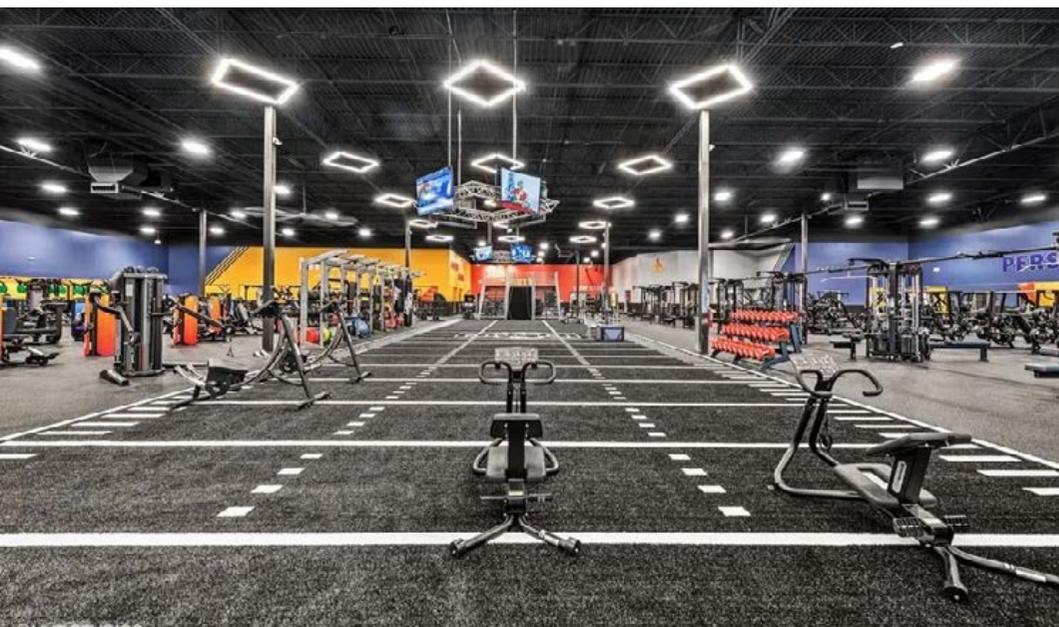
Marcus & Millichap
NNN FITNESS



INTERIOR PHOTOS



Marcus & Millichap
NNN FITNESS



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

SINGLE TENANT NET LEASE MARKETING PACKAGE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers as follows:

The information contained in this and any other marketing materials provided by Marcus & Millichap has been obtained from sources believed to be reliable. However, Marcus & Millichap has not verified or conducted any due diligence, and will not verify or conduct any due diligence, regarding information communicated to potential buyers. Marcus & Millichap makes no promise, guarantee, warranty, or representation about the accuracy or completeness of any information and expressly denies any obligation to conduct a due diligence examination of this information or of any property for any buyer.

Any projections, forecasts, opinions, pro formas, assumptions, estimates, or expressions of potential future performance used in this or any other marketing material provided by Marcus & Millichap are for example only, represent only what might occur, and do not represent the current, actual, or future performance of this property or tenant. The value to any buyer of any property depends on factors that should be evaluated by each buyer together with the buyer's tax, financial, legal, and other professional advisors (collectively "Professional Advisors"). All buyers should conduct a careful, independent investigation of any property, tenant, and information deemed material to that buyer, to determine to their satisfaction the suitability of a particular property for each buyer's particular needs. All potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making when purchasing this or any other property. Information provided by Marcus & Millichap, including this marketing material, is never a substitute for nor satisfaction of each buyer's responsibility to conduct thorough due diligence of this or any other property the buyer might purchase.

Like all real estate transactions, this potential investment carries significant risks. Each buyer and Professional Advisors must request and carefully review all information and documents related to the property and tenant which the buyer deems material to their particular needs. While the tenant's past performance at this or other properties might be an important consideration, past performance is not a guarantee or necessarily a reliable indication of future performance. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Future performance and investment returns are never guaranteed. Tenants and guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of their lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, every buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property and any lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property as well as the lease rates and other terms the buyer might be able to negotiate with potential replacement tenants, considering the location of the property, market rental rates, and the buyer's legal ability to make alternate use of the property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

By accepting this or any other marketing materials from Marcus & Millichap you agree to release Marcus & Millichap Real Estate Investment Services and its affiliated entities and agents, and hold them harmless, from any claim, cost, expense, or liability arising out of your purchase of this property.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

Marcus & Millichap
NNN FITNESS



ORLANDO | FL
OFFERING MEMORANDUM

MARK THIEL

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

JAKE BORDELON

First Vice President Investments
San Diego | (858) 373-3133
Jake.Bordelon@marcusmillichap.com
License: CA 02048307

