Marcus & Millichap
NNN FITNESS

VASA FITNESS

LAFAYETTE | IN

OFFERING MEMORANDUM



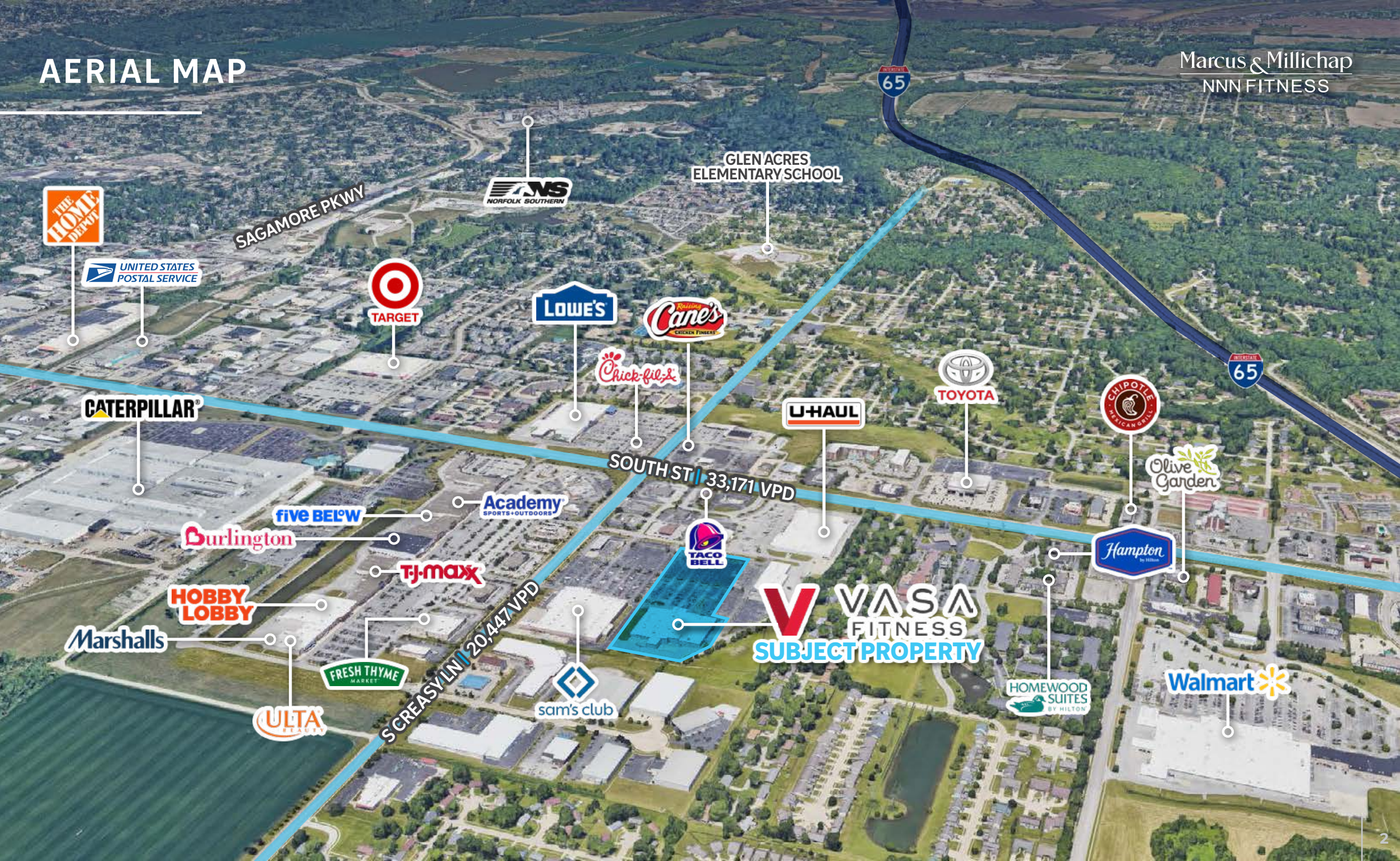
Corporate Lease
70+ Locations

Low Price PSF
$174.29/SF

235,000+
Lafayette MSA Population

Healthy Rent
Only $12.20/SF

AERIAL MAP


65
THE HOME DEPOT
UNITED STATES POSTAL SERVICE
SAGAMORE PKWY
NS
NORFOLK SOUTHERN
GLEN ACRES ELEMENTARY SCHOOL
TARGET
LOWE'S
Raising Cane's
Chick-fil-A
TOYOTA
CHIPOTLE
CATERPILLAR
U-HAUL
Olive Garden
SOUTH ST | 33,171 VPD
five BELOW
Academy
Burlington
TACO BELL
Hampton
T.J.maxx
HOBBY LOBBY
VASA FITNESS
SUBJECT PROPERTY
Marshalls
FRESH THYME
S CREASY LN | 20,447 VPD
sam's club
HOMEWOOD SUITES
Walmart
ULTA

INVESTMENT OVERVIEW

$10,582,450
Purchase Price

7.00%
Cap Rate

15 Years
Lease Term

OFFERING DETAILS

ADDRESS	3825 South St
CITY, STATE	Lafayette, IN
TOTAL GLA	60,719 SF
LOT SIZE	6.32 AC
PARKING	±486 Spaces
YEAR BUILT / RENOVATED	1995 / 2019
TENANT	VASA Fitness

VASA FITNESS

Click to View Google Map

Click to View Street View



LEASE DETAILS

RENT COMMENCEMENT	COE
LEASE EXPIRATION	1/31/2042
LEASE TYPE	NN
NOI	$740,772
RENT PSF	$12.20
PRICE PSF	$174.29
OPTIONS	(2) 5 Years
INCREASES	Structured

RENT SCHEDULE

LEASE YEARS	*ANNUAL RENT*
Close Date - 1/31/2032	$740,772
2/1/2032 - 1/31/2037	$770,524
2/1/2037 - 1/31/2042	$800,884
Option 1	$833,065
Option 2	$866,460

Healthy Rent & Low Price Point
The subject property features a new buildout with below-market rent resulting in a low price per pound with strong intrinsic value.

Established Fitness Brand Presence
As a VASA Fitness location, the property is part of a well-known and expanding fitness chain, offering a range of amenities that cater to the health-conscious community.

Prime Location in a Growing Market
Situated on South Street, a major thoroughfare in Lafayette, the property benefits from high visibility and easy access, attracting consistent foot traffic.

Strong Local Economy
Lafayette boasts a robust employment landscape, with a low unemployment rate of 2.9% and a true unemployment rate of 14%, indicating a stable workforce and economic resilience.

SITE MAP





60,719 SF GLA | **6.32 AC** LOT SIZE | **1995/2019** YEAR BUILT/RENOV.

TENANT SUMMARY | VASA FITNESS

VASA Fitness is one of the nation's largest HVLP fitness operators, offering a differentiated "mall of fitness" model that combines top-of-the-line equipment, boutique-style STUDIO classes, expert personal training, and on-trend recovery experiences—all within a welcoming, inclusive community.

In recent years, VASA Fitness experienced significant and sustained growth, scaling the company's footprint from 26 clubs to 71. VASA has grown to more than 5,200 employees and has been certified as a Great Place to Work® for four consecutive years. The development and rollout of VASA's boutique-style studio concepts—STUDIO RED, STUDIO FLOW, and STUDIO LFT—further strengthens the company's differentiated model.

HVLP 2.0	35+ YRS	70+	TOP 20
MARKET LEADER	IN THE INDUSTRY	LOCATIONS	HEALTH CLUB OPERATORS









AERIAL MAP


TEXAS ROADHOUSE
BEST BUY
Wendy's
Arby's
AMERICAN EAGLE OUTFITTERS
KOHL'S
GNC
Foot Locker
OLD NAVY
Firestone
BARNES & NOBLE
zumiez
CAT PARK
LAFAYETTE PAVILIONS
redbox.
DISCOUNT TIRE
verizon
T.J.maxx
SONIC
Burlington
HOBBY LOBBY
FIVE GUYS BURGERS and FRIES
Kirkland's Home
T-Mobile
VASA FITNESS
SUBJECT PROPERTY
S CREASY LN | 20,447 VPD
sam's club
Lafayette Hearing Center
Audiology & Hearing Aids
SOUTH ST | 33,171 VPD

LAFAYETTE, INDIANA

Marcus & Millichap
NNN FITNESS

REGIONAL ECONOMIC HUB WITH A DIVERSE INDUSTRY BASE

Lafayette, along with neighboring West Lafayette, anchors the Greater Lafayette area—home to major employers like Subaru of Indiana Automotive, Caterpillar, and Purdue University, supporting a strong local economy.

AFFORDABLE, HIGH-TRAFFIC MARKET WITH STEADY GROWTH

With a population of over 70,000 and growing, Lafayette offers a stable, cost-effective environment for business, bolstered by consistent traffic from residents, students, and workers.

PURDUE UNIVERSITY INFLUENCE & INNOVATION ECOSYSTEM

Just across the Wabash River, Purdue University draws over 50,000 students, staff, and visitors, fueling demand for retail, dining, fitness, and housing in the broader Lafayette area.



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	5,139	50,767	129,796
2030 Population Projection	5,158	50,767	133,793
HOUSEHOLDS			
2025 Households	2,429	22,046	50,877
2030 Household Projection	2,446	22,083	52,639
HOUSEHOLD INCOME			
Avg Household Income	$72,857	$75,872	$79,288
Median Household Income	$60,625	$57,510	$55,784
EDUCATION			
Some College, No Degree	886	8,773	19,207
Associate Degree	172	2,479	6,840
Bachelor's Degree	591	6,612	17,084
Advanced Degree	550	3,605	16,921
EMPLOYMENT			
Civilian Employed	2,645	25,820	63,159
Civilian Unemployed	69	995	2,615
U.S. Armed Forces	8	16	36

EXTERIOR PHOTOS









INTERIOR PHOTOS









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