

10440 SW DISCOVERY WAY | PORT ST. LUCIE, FL

planet fitness

pf planet fitness

**OFFERED
FOR SALE
\$8,400,000
6.00% CAP**

CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this new 15 Year Absolute Net Planet Fitness in Port St. Lucie, FL. Planet Fitness is scheduled to open December 2026.



**ABSOLUTE
NET LEASE**



**CORPORATE
GUARANTEE**



**TOP FLORIDA
GROWTH MARKET**

LEASE YEARS	RENT	RETURN
Years 1 - 5	\$504,000	6.00%
Years 6 - 10	\$554,400	6.60%
Years 11 - 15	\$609,840	7.26%
Years 16 - 20 (1st Option)	\$670,824	7.99%
Years 21 - 25 (2nd Option)	\$737,906	8.78%
Years 26 - 30 (3rd Option)	\$811,697	9.66%
Years 31 - 35 (4th Option)	\$892,867	10.63%

NOI	\$504,000
LISTING PRICE	\$8,400,000
CAP RATE	6.00%

ASSET SNAPSHOT

Tenant	Planet Fitness
Signator/Guarantor	Planet Fitness Assetco, LLC (Corporate)
Address	10440 SW Discovery Way Port St. Lucie, FL
Building Size (GLA)	18,000 SF
Parcel Size	2.88 Acres
Year Built	2026
Lease Type	Absolute Net
Ownership	Fee Simple (Landlord Depreciates)
Rent Commencement Date	Estimated December 1, 2026
Remaining Term	15 Years
Renewal Options	4 X 5 Years
Current Annual Rent	\$504,000
Rental Increases	10% Every 5 Years



REPRESENTATIVE PHOTO



62,383 PEOPLE
IN 3 MILE RADIUS



\$132,172 AHHI
IN 3 MILE RADIUS



19,500 VPD
ON SW VLG PKWY



**RARE OPPORTUNITY**

Rare 15-YR Absolute Net Corporate Planet Fitness lease in top Florida growth market

**PASSIVE OWNERSHIP**

Absolute Net provides passive ownership and stable cash flow for absentee owner

**TROPHY LOCATION**

High profile outparcel to The Shoppes at the Heart - a new grocery-anchored shopping center with the world's tallest heart sculpture that serves as the entertainment and cultural hub for Tradition

**DOMINANT FITNESS BRAND**

Planet Fitness serves over 21.5 million members across 2,930 fitness centers and has a market capitalization of nearly \$3.9 Billion

**INFLATION HEDGE**

Fixed 10% rental increases provide hedge against inflation and steady NOI growth

**DEPRECIATION**

Fee simple ownership allows for depreciation boosting after tax returns

**TOP GROWTH MARKET**

Tradition is an 8,300-acre master-planned community that has grown annually by 10% - 13% with average household incomes exceeding \$143,000

**SUNSHINE STATE**

Florida has no state income tax and continually ranks as the top state in the US for population and capital migration





SITE PLAN





WOODSPRING SUITES
EXTENDED STAY BY CHOICE HOTELS

VILLAGE AT TRADITION
372 APARTMENT UNITS
\$242,000 - \$309,000 VALUE

95
94,000
VPD

TELARO MATTAMY
441 HOMES
\$456,000 - \$785,000 VALUE

LOWE'S
Wawa

CHIPOTLE
MEXICAN GRILL
TESLA

RIVERLAND TOWN CENTER
UNDER CONSTRUCTION
Publix

THE SHOPPES AT THE HEART OF TRADITION
ALDI



VALENCIA CAY AT RIVERLAND
1,071 SINGLE-FAMILY HOMES
\$400,000-\$1,000,000 VALUE

SW COMMUNITY BLVD 5,900 VPD

SW DISCOVERY WAY 11,700 VPD





NORTHEAST AERIAL





PROPERTY PHOTO

PLANET FITNESS PORT ST.LUCIE, FL

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MARKET AERIAL

SW COMMUNITY BLVD 5,900 VPD



NEWPORT ISLES
764 RESIDENCES



SW DISCOVERY WAY 11,700 VPD

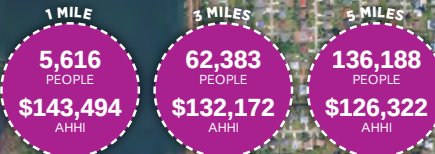
VALENCIA CAY AT RIVERLAND
1,071 SINGLE-FAMILY HOMES



TELARO MATTAMY
441 HOMES

VILLAGE PKWY 19,500 VPD

TRADITION COMMERCE PARK
530,000 SF INDUSTRIAL / WAREHOUSE DEVELOPMENT





PORT ST. LUCIE, FL is the principal City in the Port St. Lucie MSA which includes St. Lucie and Martin Counties and has a population of over 500,000. Located in the southeastern part of the State, Port St. Lucie is also included in the Miami-Fort Lauderdale-Port St. Lucie MSA which is the 7th largest MSA in the US with a population of approximately 7 million. Port St. Lucie's population has exploded in recent years due to the migration trends from northern states, the coastal lifestyle that Port St. Lucie offers and more affordable housing options compared to Palm Beach and Broward County. Port St. Lucie's population is expected to grow an additional 80% by 2060 ranking it #10 in the nation ahead of markets like Naples, FL and Raleigh, NC. One of the largest contributing factors to Port St. Lucie's growth is the award-winning master-planned community, Tradition. Tradition is conveniently located off of I-95 and was designed with open space in mind. Tradition features 500+ acres of lakes, 300+ acres of parks and nature preserves. The population in and around Tradition has grown at an annual rate of over 10% and has 40,000 residential units either occupied, built or in development. Due to this growth along with household incomes exceeding \$143,000, Tradition has become one of the most desired trade areas for restaurants, retailers, and service providers in southeast Florida.



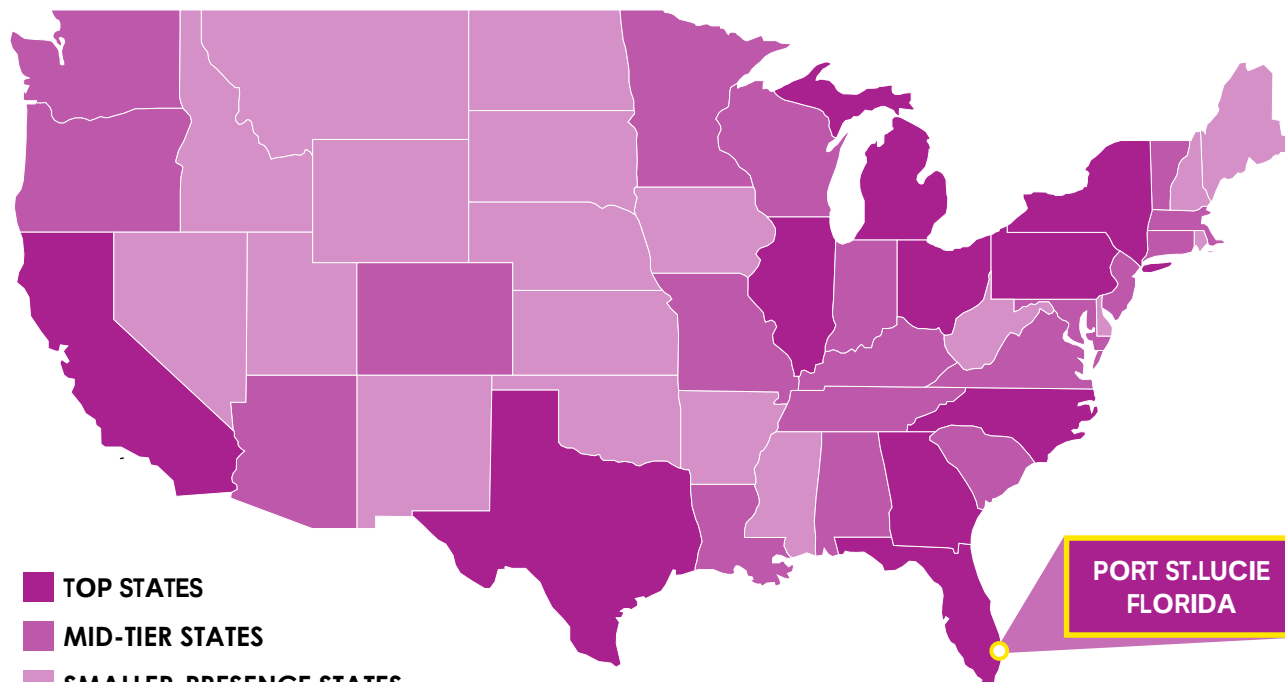


planet fitness

PLANET FITNESS QUICK FACTS

Founded:	1992
Headquarters:	Hampton, New Hampshire
Ownership:	Public
Revenue (2025)	\$1.33 Billion
Gross Profit (2025)	\$775 Million
# of Locations:	2,930

Founded in 1992, Planet Fitness is one of the world's largest fitness-center franchisors and operators, serving approximately 21.5 million members across 2,930 locations as of June 30, 2026. The publicly traded company has a market capitalization of approximately \$3.9 billion. Planet Fitness generated \$1.3 billion in revenue and \$551.6 million in Adjusted EBITDA during 2025, representing annual increases of 12% and 13%, respectively. Systemwide sales reached \$5.3 billion, while established corporate-owned clubs averaged approximately \$2.0 million in annual sales and produced estimated four-wall Adjusted EBITDA margins of 42.7%. Financial momentum continued in the second quarter of 2026, with revenue increasing 7.1% to \$365.2 million, net income reaching \$67.4 million and Adjusted EBITDA increasing to \$152.8 million. The company expects to open approximately 180 to 190 new locations during 2026 while continuing to invest in membership growth, retention, technology, strength-training equipment and optimized club layouts. Planet Fitness is also expanding internationally, with plans to build upon its presence in Canada, Mexico, Australia and Spain and selectively enter additional markets. Its longer-term growth strategy targets 6% to 7% annual club growth, low-double-digit revenue growth and mid-teens Adjusted EBITDA growth through 2028.

[READ MORE](#)

- TOP STATES
- MID-TIER STATES
- SMALLER-PRESENCE STATES



\$1.33B
2025 REVENUE



2,930
LOCATIONS



\$3.9B
MARKET CAP



21.5M
TOTAL MEMBERS



180–190
NEW LOCATIONS
EXPECTED IN 2026

planet fitness

10440 SW DISCOVERY WAY | PORT ST. LUCIE, FL

Exclusively Offered By



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6.00% CAP**

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