

LOCATED IN AN OPPORTUNITY ZONE  
Offering Exceptional Tax Advantages

Marcus & Millichap  
NNN FITNESS

3560

**EōS FITNESS**

**EōS**

**EōS FITNESS**

KISSIMMEE, FL

OFFERING MEMORANDUM

REPRESENTATIVE PHOTO

# MARKET AERIAL

## TUPPERWARE STATION



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

## SUNRAIL TUPPERWARE TRAIN STATION

**EoS FITNESS**

SUBJECT PROPERTY



Walmart

18.2 MILES NORTH

ORLANDO, FL



ATLIS TWIN LAKES  
346 LUXURY APARTMENTS  
COMING 2025



FLORIDA TPKE (SR-91) | 79.90 VPD



E OSCEOLA PKWY | 56,000 VPD



# SURROUNDING GROWTH



# INVESTMENT OVERVIEW

**\$15,986,500**

PURCHASE PRICE

**6.50%**

CAP RATE

## OFFERING DETAILS

ADDRESS	1345 E Osceola Pkwy Kissimmee, FL 34744
TENANT	EōS Fitness / Fitness Alliance FL, LLC
LEASE TYPE	NNN
LEASE TERM	15 Years
RENT COMMENCEMENT DATE	7/8/2024
BASE RENT	\$966,000
2025 FIXED CAM REIMBURSEMENTS	\$105,000
2025 FIXED CAM EXPENSE	(\$31,878)
2025 NOI	\$1,039,122
TOTAL GLA	42,000 SF
LOT SIZE	2.42 AC
OUTDOOR EXERCISE AREA	2,517 SF
YEAR BUILT	2024
RENT PSF	\$23.00
OPTIONS	(3) 5 Years
INCREASES	10% Every 5 Years
PARKING	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

## DEMOGRAPHICS

1 MILE POP	1 MILE AHHI	3 MILE POP	3 MILE AHHI	5 MILE POP	5 MILE AHHI
4,511	\$54,818	109,949	\$68,538	235,013	\$68,186

## INVESTMENT HIGHLIGHTS



### Brand New 15 Year NNN Lease

This trophy Kissimmee location is a game changer for EōS Fitness with completion and Grand Opening scheduled for mid-November 2024. This state-of-the-art facility will feature cutting-edge strength equipment, group cycling and fitness classes, kids club, MOVEōS Cinema, massage chairs, sauna, pool, and the back yard-outdoor workout area.



### High Growth Area

Kissimmee, FL is experiencing significant economic and population growth, with over 54K new residents between 2022 and 2023. This property further benefits from being situated less than 2 miles from the new Tupperware headquarters and The Crosslands, a new contemporary retail complex with 450,000 square feet of well-known national stores. Located on Osceola Parkway and Florida's Turnpike serving a combined 135,900 vehicles per day.



### Prime Transit Location

Situated adjacent to the new Tupperware HQ and train stop, this property offers unparalleled convenience and accessibility. This prime location is set to benefit from increased foot traffic and enhanced connectivity, making it an attractive investment opportunity for businesses and investors alike.



### Dominant Retail Hub Location

Located in the vibrant Kissimmee, FL retail hub featuring over 1.5M SF of retail within a 3-mile radius. The property is situated within Gateway Station, a 86,500 SF shopping center, it benefits from being shadow anchored by a high-performing Walmart Supercenter with 3.1M annual visits. National tenants include Harbor Freight, Dollar Tree, Cato, Sanitas, McDonald's, Wells Fargo, TD Bank, Panera Bread, Denny's, Acceptance Insurance, Gamestop, and Sally's Beauty.



### Opportunity Zone Incentive

This property is located in an Opportunity Zone, a program that aims to foster economic development and job creation. Qualified Opportunity Zone Funds attract investors through possible tax benefits. Possible tax benefits include capital gains deferral, capital gains reduction, and capital gains exclusion.

# MARKET AERIAL



## KISSIMMEE, FL

### **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.

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.

## 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.

# #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.

# SITE PLAN

1727

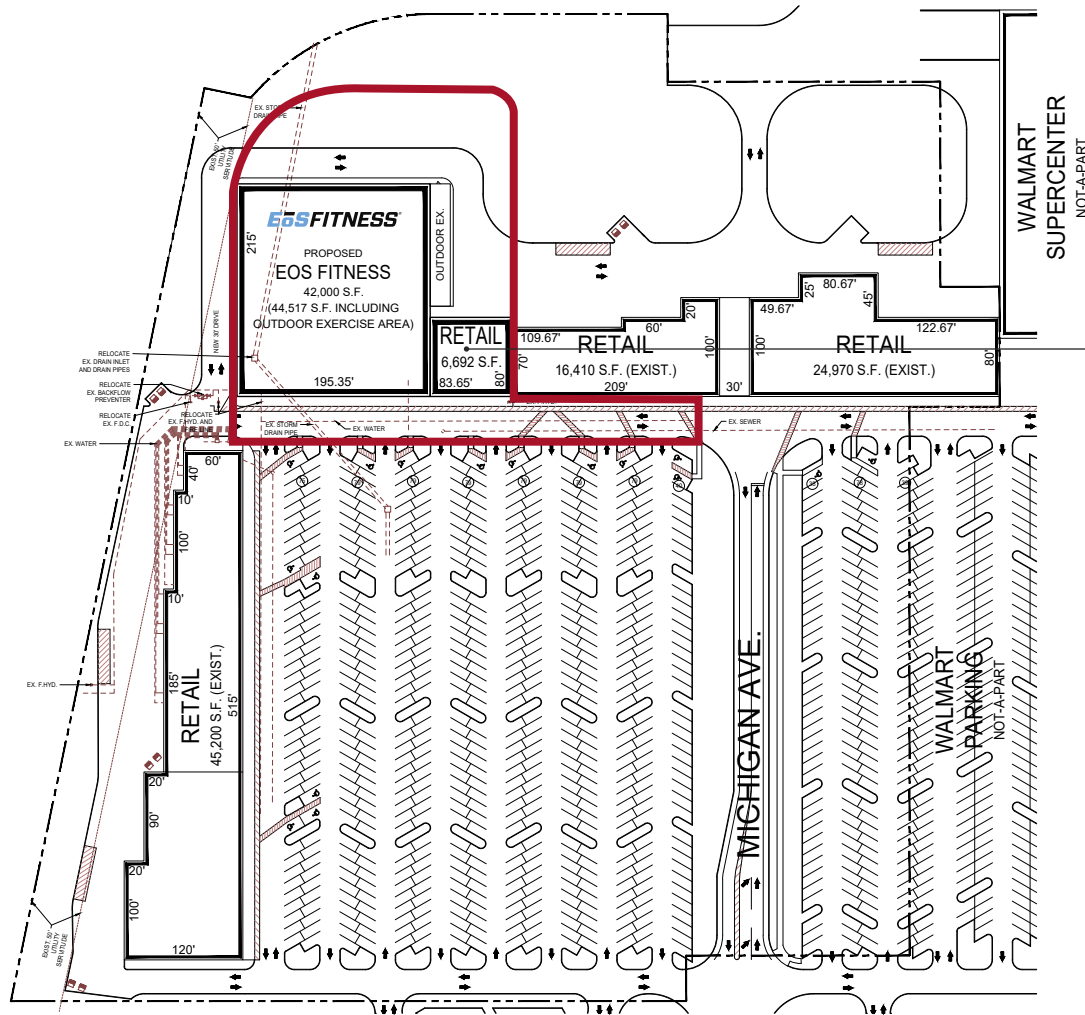
# EoS FITNESS

Marcus & Millichap  
NNN FITNESS

42,000 SF  
GLA

2,517 SF  
OUTDOOR AREA

2.42 AC  
LOT SIZE



## 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.

PROPOSED SITE PLAN

SCALE: 1" = 50'

# TENANT SUMMARY

Marcus & Millichap  
NNN FITNESS

**EōS FITNESS®**  
BETTER GYM. BETTER PRICE.



**HVLP 2.0**  
Market Leader



**2014**  
Year Founded



**125+**  
Locations in U.S.



**1 Million+**  
Members

## TENANT OVERVIEW

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.

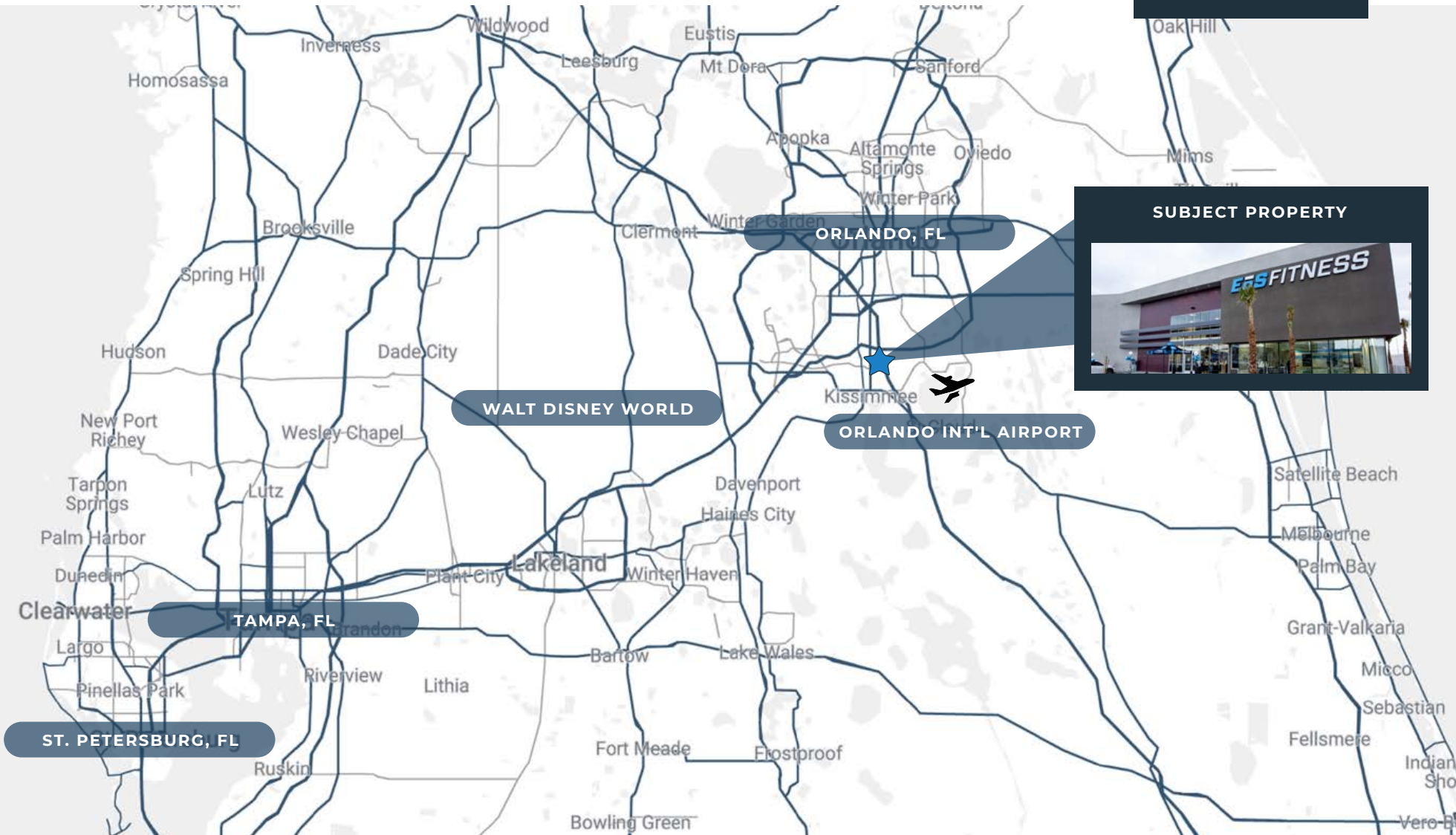
EōS also offers innovative recovery options including The Tank, a brand-new recovery space featuring Hyperice percussion massagers, Normatec compression boots, professional grade stretch tables and CryoLounge+ loungers; and Recovery Rooms dedicated to complete relaxation with Human Touch® massage chairs.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





# REGIONAL OVERVIEW

**SUBJECT PROPERTY**



TRAVEL DISTANCES



**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

# DEMOGRAPHICS



## KISSIMMEE, FL

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Population	4,511	109,949	235,013
2028 Projection	4,765	115,144	247,435
<b>HOUSEHOLDS</b>			
2023 Households	1,475	36,615	78,270
2028 Projection	1,557	38,325	82,397
<b>HOUSEHOLD INCOME</b>			
Avg Household Income	\$54,818	\$68,538	\$68,186
Median Household Income	\$49,473	\$52,734	\$52,016
<b>EDUCATION</b>			
Some College, No Degree	928	24,363	52,015
Associate Degree	352	12,787	28,074
Bachelor's Degree	345	12,583	28,310
Advanced Degree	147	5,807	12,595
<b>EMPLOYMENT</b>			
Civilian Employed	2,170	55,336	119,357
Civilian Unemployed	114	2,209	4,795
Civilian Non-Labor Force	1,389	29,813	62,781
U.S. Armed Forces	0	121	213

# LOCATION SUMMARY

Marcus & Millichap  
NNN FITNESS



**Population: 79,226**  
2020 Census



**Households: 24,291**  
2020 Census



**Orlando-Kissimmee-Sanford MSA**  
3rd Largest Metropolitan Area in Florida

## The Vacation Home Capital of the World

**Kissimmee** is the largest city and county seat of Osceola County, Florida, United States. As of the 2020 census, the population was 79,226. It is a Principal City of the Orlando-Kissimmee-Sanford, Florida, Metropolitan Statistical Area, which had a 2020 population of 2,673,376. The Census Bureau defines an urban area with Kissimmee as the principal city, which is separated from the Orlando urban area. The Kissimmee–St. Cloud, FL urban area had a 2020 population of 418,404, making it the 100th largest in the United States.

Kissimmee is just 25 minutes southwest of Orlando International airport. Kissimmee area is home to many of the world's most famous theme parks, including Walt Disney World, Universal Orlando Resort, SeaWorld, and Legoland. Kissimmee is also home to the multinational multi-level marketing company Tupperware Brands.



REPRESENTATIVE PHOTO

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**EoS**

# EÖS FITNESS

KISSIMMEE, FL

# EÖS FITNESS

OFFERING MEMORANDUM

Marcus & Millichap  
NNN FITNESS

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REPRESENTATIVE PHOTO

**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