



Representative Photo

LA Fitness

Gwinnett Dr and Grayson Hwy
Lawrenceville (Atlanta), GA 30046



**Click Here for
Offering Memorandum**

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Stan Johnson Co.



Price:
\$9,659,344



Cap Rate:
6.10%



**Largest Non-Franchised
Fitness Club Operator in the U.S.**



**Adjacent To
\$200M Mixed-Use
Development**



**Brand
New
Construction**



**Outparcel to 322K
SF Kroger-Anchored
Shopping Center**



**Base Term
Rental
Increases**

AFFLUENT COMMUNITY



\$92,472
5-Mile AHHI



186,315
5-Mile Population



Superior Visibility and Accessibility

Gwinnett Dr	± 13,321 VPD	Scenic Hwy	± 28,590 VPD
Grayson Hwy	± 30,200 VPD	Lawrenceville Hwy	± 21,479 VPD