

INVESTMENT OPPORTUNITY

PLANET FITNESS 2006-2012 S OHIO | SALINA, KS



PRICE \$1,300,000 / CAP RATE 8.00%

- GREAT INVESTMENT OPPORTUNITY WITH A LARGE 160+ GYM FRANCHISEE
- ANCHOR TENANT FOR SOUTHGATE PLAZA, A 60,000 SF RETAIL CENTER
- LOCATED IN A STRONG BUSINESS CORRIDOR
- 7.2 YEARS REMAINING WITH 2 TEN-YEAR OPTIONS

TENANT BIOGRAPHY:

Planet Fitness is a "Judgement Free" gym designed for first-time and casual users. This franchise gym is owned by United PF Holdings, LLC based in Austin, TX, and has grown to over 160 gyms located throughout the Midwest and Southern states with over 1 million members.

This franchise Planet Fitness location opened for business in March 2016. The 24/7 gym features cardio and strength equipment, locker rooms with shower facilities, free fitness training and no commitment memberships.

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	11,467	46,651	49,782
MEDIAN AGE	40.2	37.3	37.2
MEDIAN HH INC	\$50,949	\$44,476	\$44,419



157 S. Seventh, Salina, KS 67401

For Information Contact: Jeff Maes or Mike Wilson - Office (785) 493-8500
jeffm@comprorealty.com / mwilson@comprorealty.com

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Price	\$1,300,000
Address	2006 – 2012 S Ohio Street Salina KS 67401
CAP Rate	8.0%
Lease Type	NNN
Remaining Term	7.2 Years with 2 Ten Year Options
Occupancy	100%
Building Size	21,356 SF
Zoning	Commercial
Parking	Common Area
Signage	Monument Sign
Traffic Counts	27,500+ CPD



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KANSAS
WESLEYAN
UNIVERSITY

UPS Store
Papa John's
Innovative Senior Care
Exchange Bank

Domino's Pizza
Jimmy John's
Great Clips
Cricket Wireless
American State Bank



Hannebaum Grain Co.
St. Francis Ministries

BANK VI

WENDY'S



The Bank
of Tescott

COMCARE
comprehensive family health care
THE BENNINGTON
STATE BANK

SITE

CENTRAL MALL



MAGNOLIA RD



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