



RE|CLAIM FITNESS

1325 E Lincoln Hwy | New Lenox, IL 60451

ActID: ZAB0090897



ROSS  
DRESS FOR LESS

T.J-maxx

goodwill

ALDI

Jersey Mike's  
SUBS

verizon

Walmart

CHASE

DISCOUNT  
TIRE DIRECT

Auto  
Zone

Advance  
Auto Parts

Culver's

Pep Boys

SHERWIN  
WILLIAMS

Domino's

LINCOLN-WAY CENTRAL  
HIGH SCHOOL  
(2,138 Students)

E LINCOLN HWY  
17,534 VPD

WALGREENS

Wendy's

FIVE GUYS  
BURGERS and FRIES

LOWE'S

RCF  
RESOLVE RESET RENEW

GameStop  
POWER TO THE PLAYERS

TARGET







# OFFERING SUMMARY

Purchase Price	\$3,819,000
CAP Rate	7.75%
Price Per SF	\$263.38
Rent Per Square Foot	\$20.41
Net Operating Income	\$296,000
Gross Leaseable Area	14,500 SF*
Lot Size	1.46 Acres
Year Built	2013

## LEASE SUMMARY

Lease Term	15 Years
Commencement Date	COE
Lease Type	Absolute Net
Increases	10% Every 5 Years
Renewal Options	(4) 5-Year





# INVESTMENT HIGHLIGHTS



15 YEAR ABSOLUTE NET SALE-LEASEBACK



STRONG DEMOGRAPHICS WITH  
AVERAGE HH INCOME EXCEEDING  
\$133,00



EXPERIENCED OPERATOR WITH  
20+ YEARS RUNNING HEALTH  
CLUBS

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2020	5,888	39,865	90,305
2025	6,032	40,920	91,966
HOUSEHOLDS			
2020	1,943	13,302	30,636
INCOME			
2020 Average HH Income	\$133,425	\$135,139	\$128,119

\*Data provided by Placer.AI







# INTERNET RESISTANT TENANT

*The fitness club sector is flexing its muscles.*

Fitness and health clubs have grown to be a more than a \$32-billion-a-year industry, with more than 40,000 clubs across the U.S. boasting more than 62.4 million members.

The current environment appears to offer a perfect storm for the fitness center sector as consumers become more health-conscious and the economy continues to improve.

Fitness concepts are also more internet-resistant than traditional retailers—you can't work out online.

The fact that neighborhood centers provide goods and services that are not purchased online is an important advantage, which is very attractive to both private and institutional investors.

## FITNESS INDUSTRY BY THE NUMBERS



**32B+**

health and fitness  
industry in the U.S.



**40,000**  
clubs across  
the U.S.



**62.4M+**  
members  
ACROSS THE U.S.



**20%**  
of American adults  
have a fitness club  
membership



**3 - 4%**  
annual growth  
for the last ten  
years

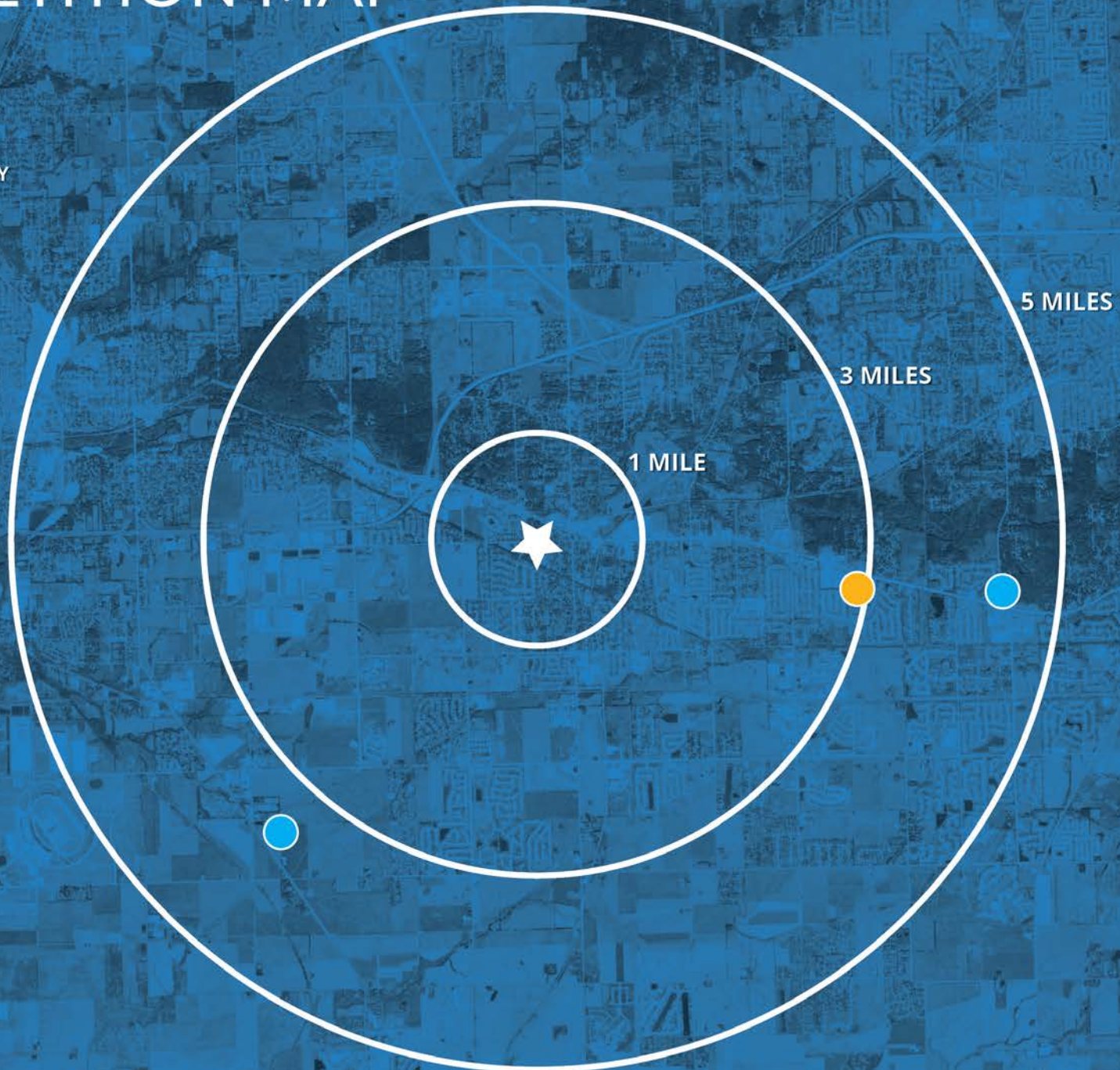


# COMPETITION MAP

★ SUBJECT PROPERTY

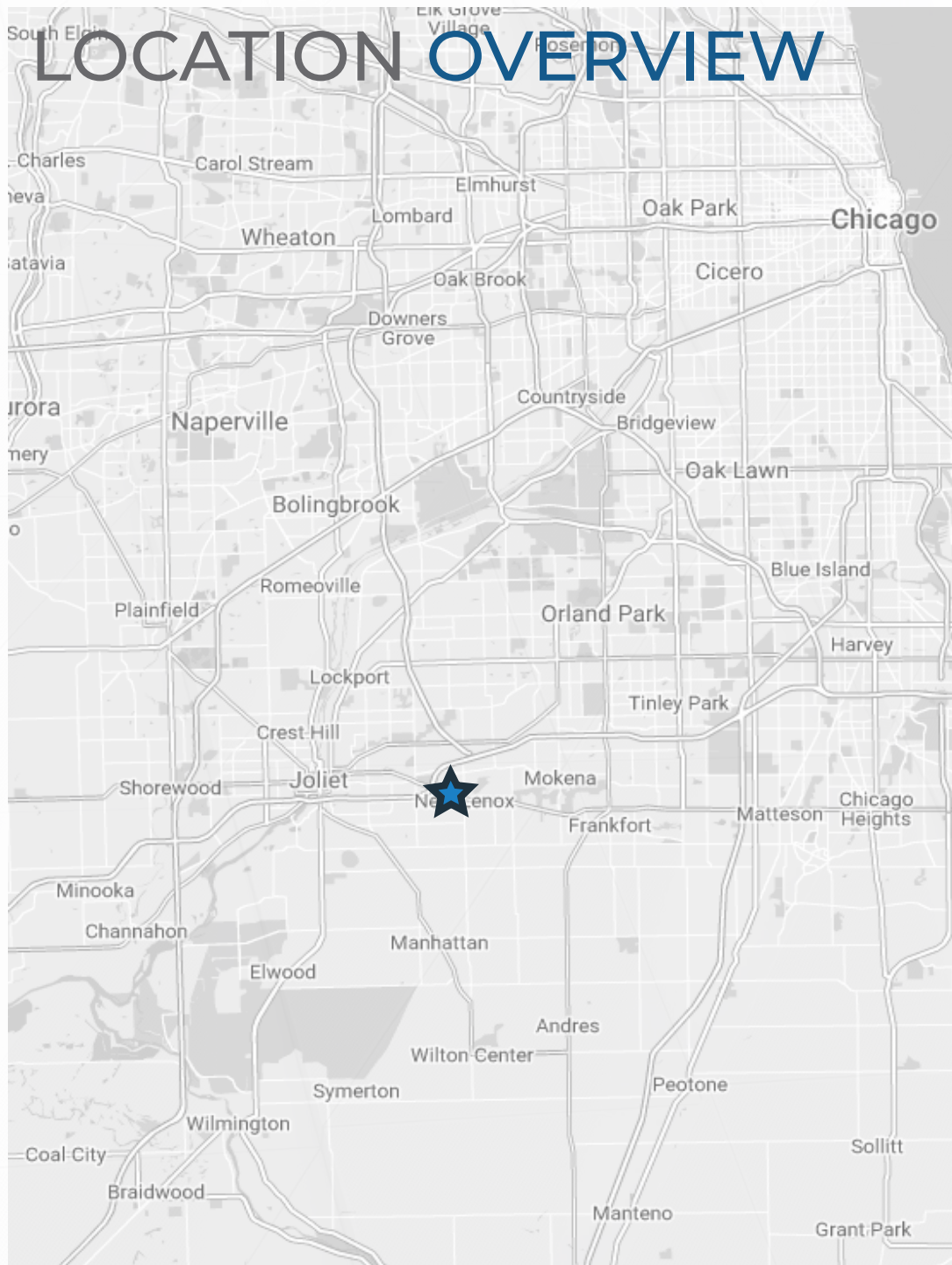
● LA FITNESS

● ANYTIME FITNESS





# LOCATION OVERVIEW



New Lenox Township is located in the heart of Will County, Illinois, on US Route 30 and Interstate 80. Our Township has thirty six square miles within its jurisdiction. It serves almost all of the Village of New Lenox and parts of the individual municipalities of Mokena, Homer Glen, Joliet and, of course, the entire unincorporated areas of the New Lenox community. Township government has the distinction of being one of the oldest forms of government functioning in the United States today. In Illinois, the township form of government was provided for by the Illinois constitution of 1848 when residents in their respective counties were allowed to vote to establish township government.



## \$128,119

Average Household Income Within  
5-Mile Radius



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