

# SINGLE TENANT NN FITNESS

Investment Opportunity | New 15-Year Lease



2182 Cherry Road | Rock Hill, South Carolina

## CHARLOTTE MSA

ACTUAL SITE



SRS

NATIONAL  
NET LEASE  
GROUP



## EXCLUSIVELY MARKETING BY



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# PROPERTY PHOTO





# INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an NN leased, Gold's Gym investment property located in Rock Hill, South Carolina. The tenant, Rock Hill Fitness Group, Inc., doing business as Gold's Gym, recently signed a brand new 15-year lease with 2 (5-year) options to extend, demonstrating their long-term commitment to the site. The lease features \$0.50/ft rental increases every 5 years throughout the initial term, steadily growing NOI and hedging against inflation. The tenant is a 5-unit operator with the lease guaranteed by each of the 4 other operating entities. The lease is NN with landlord responsibilities limited to maintaining the roof.

Gold's Gym is located on Cherry Road, featuring 56,000 VPD. Cherry Road is a major retail thoroughfare serving the city of Rock Hill. The Gold's Gym is an outparcel to a Publix-anchored shopping center that also features Advance Auto Parts, Zips Car Wash, and Bank of America. The asset is also in close proximity to many national/credit tenants, including Walmart, The Home Depot, Big Lots, ALDI, Petsmart, Chick-fil-a, and more. Strong tenant synergy increases crossover exposure to the site. The subject site is located near on/off ramp access to Interstate-77 (91,900 VPD), a major north-south US Highway that stretches from South Carolina to Ohio, and connects Rock Hill to the rest of the Charlotte, NC MSA. The 5-mile trade area is supported by over 114,000 residents and 52,400 employees, with a healthy average annual household income of \$83,382.



## PROPERTY PHOTOS





# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$5,999,000
<b>Net Operating Income</b>	\$384,000
<b>Cap Rate</b>	6.40%
<b>Guaranty</b>	4-Unit Franchisee
<b>Tenant</b>	Rock Hill Fitness Group, Inc.
<b>d/b/a</b>	Golds Gym
<b>Lease Type</b>	NN
<b>Landlord Responsibilities</b>	Maintain Roof
<b>Sales Reporting</b>	No

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	32,000 SF
<b>Land Area</b>	4.1 Acres
<b>Property Address</b>	2182 Cherry Road Rock Hill, South Carolina 29732
<b>Year Built / Remodeled</b>	2009 / 2015
<b>Parcel Number</b>	634-07-01-063
<b>Ownership</b>	Fee Simple (Land & Building Ownership)



# INVESTMENT HIGHLIGHTS



## **Brand New 15-Year Lease | Franchisee Guaranteed | Options To Extend | Rental Increases**

- The tenant, Rock Hill Fitness Group, Inc., doing business as Gold's Gym, recently signed a brand new 15-year lease with 2 (5-year) options to extend, demonstrating their long-term commitment to the site
- Tenant is a 5-unit operator with the lease guaranteed by each of his 4 other operating entities
- The lease features \$0.50/ft rental increases every 5 years throughout the initial term

## **NN-Leased | Fee Simple Ownership | Minimal Landlord Responsibilities**

- Tenant pays for CAM, and reimburses taxes and insurance
- Landlord responsibilities limited to maintaining roof
- Ideal, low-management investment for a passive investor

## **Outparcel to Publix-Anchored Center | Interstate-77 | Major Retail Thoroughfare**

- Gold's Gym is an outparcel to a Publix-anchored shopping center
- The subject site is located near on/off ramp access to Interstate-77 (91,900 VPD), a major north-south US Highway that stretches from South Carolina to Ohio, and connects Rock Hill to Charlotte, NC
- The property is located off of Cherry Rd (56,000 VPD), a major retail thoroughfare in Rock Hill

## **Strong Demographics In 5-mile Trade Area**

- More than 114,000 residents and 52,400 employees support the trade area
- \$83,382 average household income



# PROPERTY OVERVIEW



## Location



Rock Hill, South Carolina  
York County  
Charlotte MSA

## Parking



There are approximately 168 parking spaces on the owned parcel.  
The parking ratio is approximately 5.25 stalls per 1,000 SF of leasable area.

## Access



Cherry Rd: 1 Access Point

## Parcel



Parcel Number: 634-07-01-063  
Acres: 4.1  
Square Feet: 178,596

## Traffic Counts



Cherry Rd: 29,500 Vehicles Per Day  
N. Anderson Rd: 22,000 Vehicles Per Day

## Construction



Year Built: 2009  
Year Renovated: 2015

## Improvements



There is approximately 32,000 SF of existing building area

## Zoning



Commercial















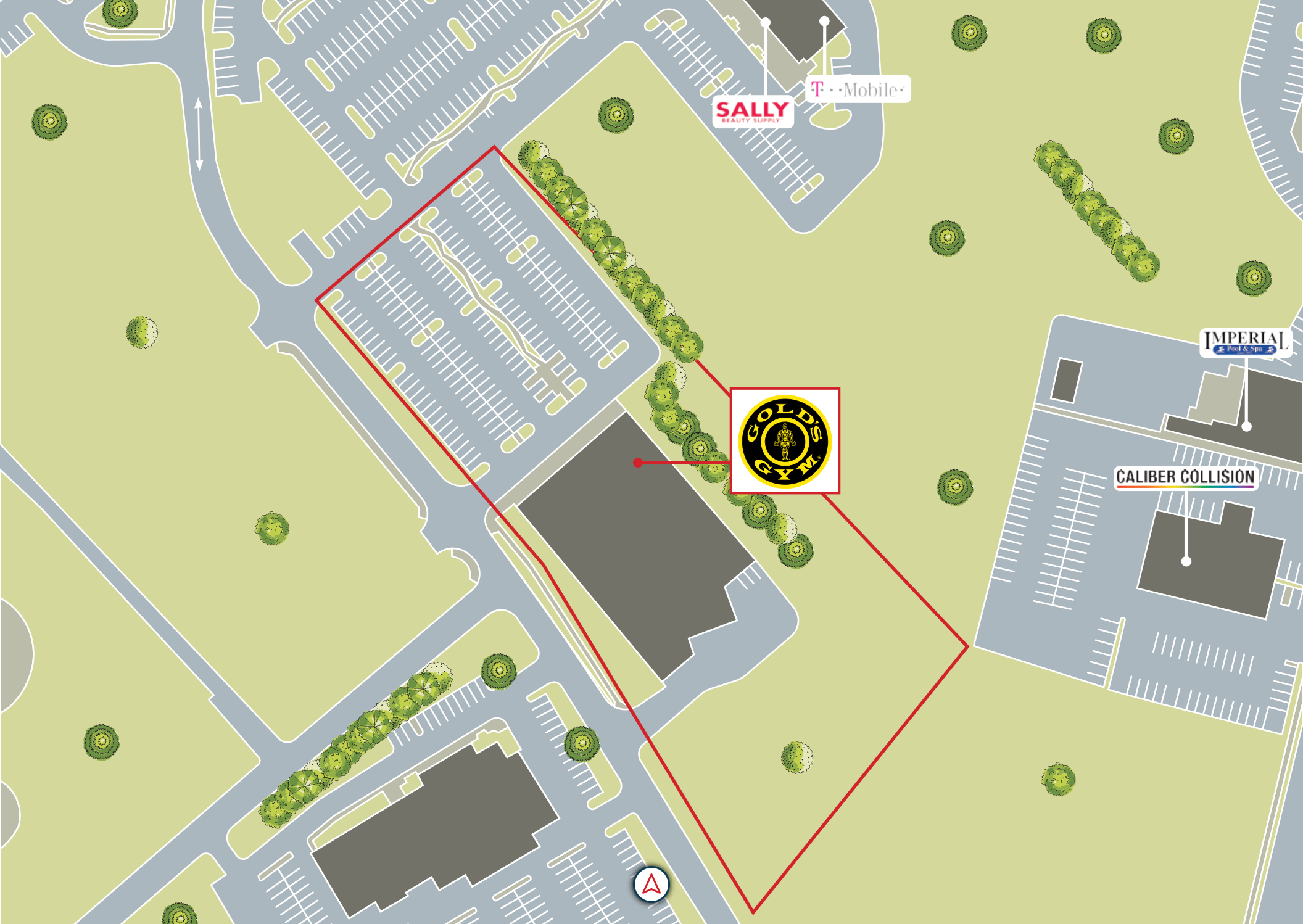




## PROPERTY PHOTO

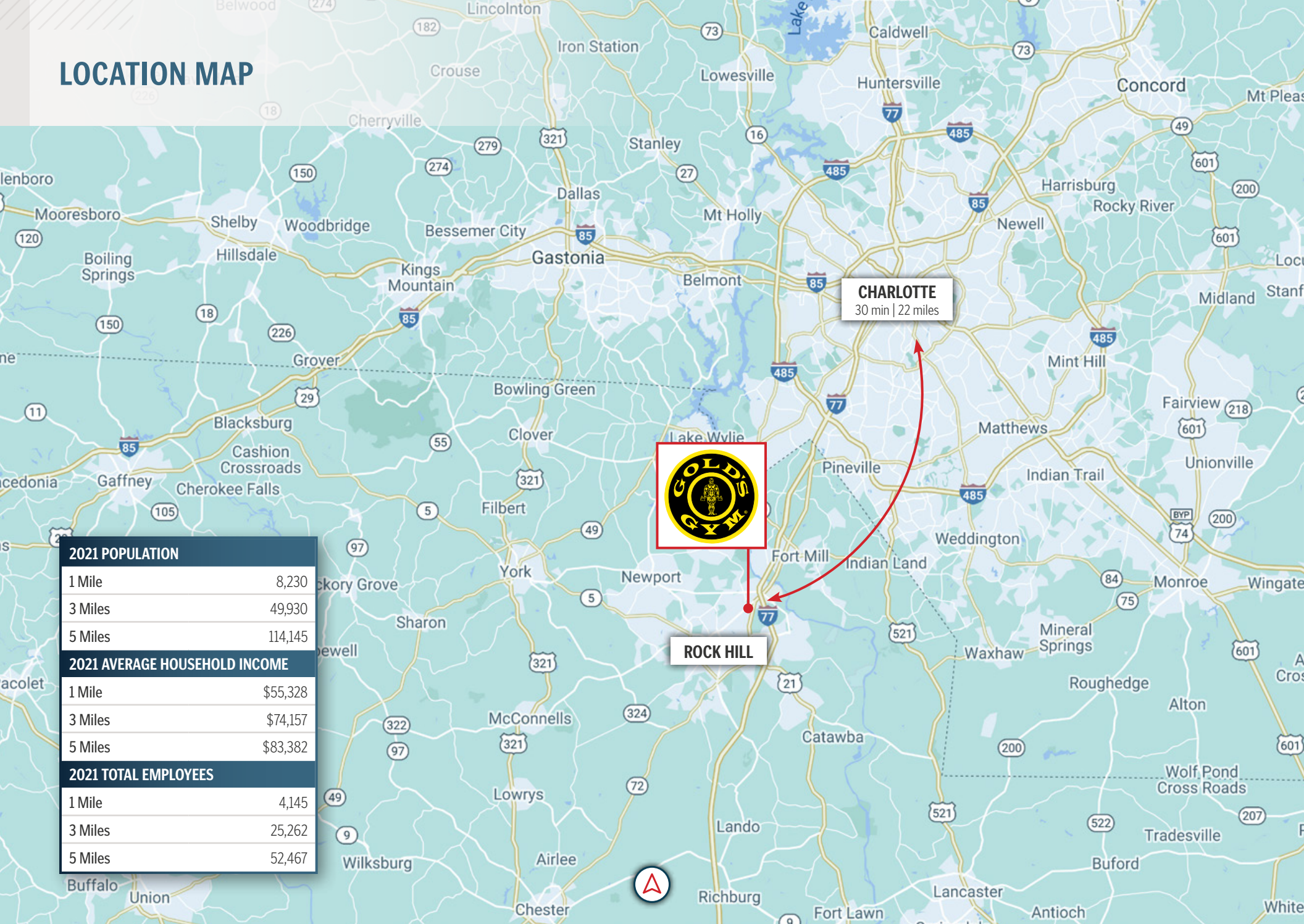




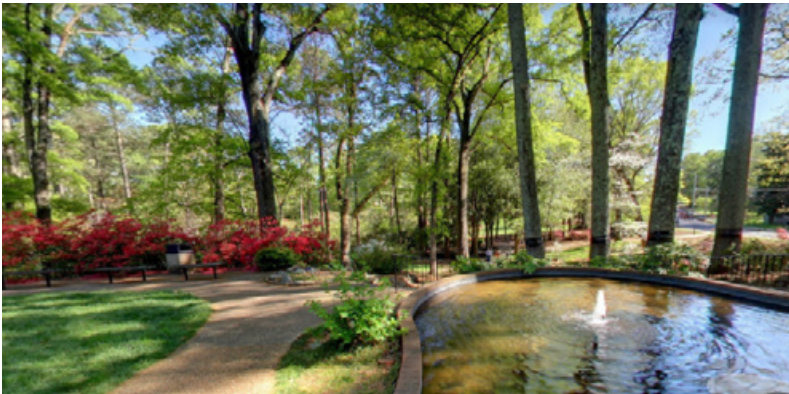




## LOCATION MAP







### ROCK HILL, SOUTH CAROLINA

The City, founded in 1852 and incorporated in 1892, is located in the eastern central area of York County, South Carolina, 25 miles south of Charlotte, North Carolina, and encompasses approximately 36 square miles. The City of Rock Hill is the 5th largest city in South Carolina with a population of 78,304 as of July 1, 2021.

Rock Hill's economy was once dominated by the textile industry, and the restructuring of that industry in moving jobs overseas caused a decline in the local economy. The city is transitioning to a retail and manufacturing economy, and has been working to attract national and global companies. Rock Hill Galleria is a regional shopping mall anchored by Belk's, Sears, JC Penney, Walmart (one of two in the city), and a planned Stein Mart, along with around 60 specialty stores and a food court. Manchester Village is another premier shopping center. The complex is anchored by nine national retailers, a Regal 14-screen movie theater, and many other specialty shops.

The Saint Anne School, located in the city, was the first integrated school of South Carolina. Rock Hill was home to the commercial artist Vernon Grant, known for his creation of Snap, Crackle, and Pop, the cartoon mascots of Rice Krispies cereal. There are three colleges in Rock Hill. The most prominent institution is Winthrop University, founded in 1886 as a women's college. It is a thriving, public, co-ed four-year liberal arts college.

Rock Hill has two local airports. The Rock Hill/York County Airport is a municipal airport for the city of Rock Hill and serves non-commercial flights. The airport is located minutes from Rock Hill's Central business district. Also called Bryant Field, it was named for Robert E. Bryant, an aviator with two international records and an inductee in the South Carolina Aviation Hall of Fame (The name is no longer used for the airport because of confusion with Bryant Field (airport)).





### CHARLOTTE, NORTH CAROLINA

Charlotte is the largest city in the state of North Carolina. It is the county seat of Mecklenburg County and the second largest city in the southeastern United States, just behind Jacksonville, Florida. Charlotte is the third fastest growing major city in the United States. The City of Charlotte is the largest city in North Carolina with a population of 877,279 as of July 1, 2020. Charlotte is listed as a “gamma-plus” global city by the Globalization and World Cities Research Network. Located in the heart of the Southeast, Charlotte lies within the southern Piedmont of North Carolina, along the state’s border with South Carolina. Charlotte is the largest and most accessible city between Washington, D.C., and Dallas, Texas. Due to its mid-Atlantic location, getting to Charlotte is easy from anywhere in the country or the world, hence its nickname “the International Gateway to the South.”

Charlotte has become a major U.S. financial center with the third most banking assets after New York City and San Francisco. The nation’s second largest financial institution by total assets, Bank of America, calls the city home. Charlotte has become the regional headquarters for East Coast operations of Wells Fargo, which is headquartered in San Francisco, California. Charlotte also serves as the headquarters for Wells Fargo’s capital markets activities including sales and trading, equity research, and investment banking. Bank of America’s headquarters, along with other regional banking and financial services companies, are located primarily in the Uptown central business district. Microsoft’s East Coast headquarters are located in Charlotte.

Charlotte is the major center in the U.S. motorsports industry, housing multiple offices of NASCAR, the NASCAR Hall of Fame, and Charlotte Motor Speedway in Concord. Approximately 75% of the NASCAR industry’s race teams, employees and drivers are based nearby. The large presence of the racing technology industry and the newly built NHRA dragstrip, zMAX Dragway at Concord, are influencing other top professional drag racers to move their shops to Charlotte as well.





# AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2021 Estimated Population	8,230	49,930	114,145
2026 Projected Population	9,175	55,269	124,939
2010 Census Population	6,801	41,545	91,783
Projected Annual Growth 2021 to 2026	2.20%	2.05%	1.82%
Historical Annual Growth 2010 to 2021	0.76%	1.69%	2.03%
<b>HOUSEHOLDS &amp; GROWTH</b>			
2021 Estimated Households	3,489	20,464	45,335
2026 Projected Households	3,889	22,750	49,814
2010 Census Households	2,844	16,638	36,046
Projected Annual Growth 2021 to 2026	2.19%	2.14%	1.90%
Historical Annual Growth 2010 to 2021	0.86%	1.88%	2.13%
<b>RACE &amp; ETHNICITY</b>			
2021 Estimated White	59.72%	66.31%	65.09%
2021 Estimated Black or African American	25.89%	23.76%	26.81%
2021 Estimated Asian or Pacific Islander	4.78%	3.89%	3.11%
2021 Estimated American Indian or Native Alaskan	0.70%	0.61%	0.51%
2021 Estimated Other Races	8.96%	5.48%	3.58%
2021 Estimated Hispanic	17.59%	10.55%	7.32%
<b>INCOME</b>			
2021 Estimated Average Household Income	\$55,328	\$74,157	\$83,382
2021 Estimated Median Household Income	\$44,210	\$53,621	\$58,996
2021 Estimated Per Capita Income	\$23,561	\$30,256	\$32,848
<b>BUSINESSES &amp; EMPLOYEES</b>			
2021 Estimated Total Businesses	417	2,087	3,939
2021 Estimated Total Employees	4,145	25,262	52,467





# RENT ROLL



LEASE TERM						RENTAL RATES					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Rock Hill Fitness Group, Inc	32,000	8/1/2021	7/31/2036	Current	-	\$32,000	\$1.00	\$384,000	\$12.00	NN	2 (5-Year)
d/b/a Gold's Gym				8/1/2026	4.17%	\$33,333	\$1.04	\$400,000	\$12.50		Increases TBD, not to exceed 7.5%
				8/1/2031	4.00%	\$34,667	\$1.08	\$416,000	\$13.00		

## FINANCIAL INFORMATION

Price	\$5,999,000
Net Operating Income	\$384,000
Cap Rate	6.40%
Lease Type	NN

## PROPERTY SPECIFICATIONS

Year Built	2009
Rentable Area	32,000 SF
Land Area	4.1 Acres
Address	2182 Cherry Road Rock Hill, South Carolina 29732



**For financing options and loan quotes:**

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)



# BRAND PROFILE



## GOLDS GYM

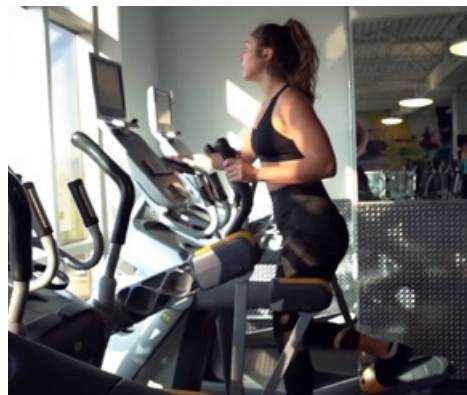
[goldsgym.com](https://goldsgym.com)

**Company Type:** Private

**Locations:** 700+

**Parent:** RSG Group

What started out in 1965 as a small gym in Venice Beach, California has since become the most well-known and traditional fitness company in the world – Gold's Gym. Over the last 55 years, Gold's Gym has developed into a global brand with over 700 locations spanning 6 continents. Bodybuilding greats such as Arnold Schwarzenegger, Lou Ferrigno and Franco Columbu worked out at the original Gold's Gym, which went on to become the most legendary gym in the world. In the fitness industry, the brand enjoys cult status and universal appeal with 96% aided brand awareness. In 2020, the RSG Group acquired Gold's Gym and integrated the brand into its portfolio, making it the global leader in the fitness sector.







SRS

NATIONAL  
NET LEASE  
GROUP

## THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS

275+

RETAIL  
PROFESSIONALS

25+

OFFICES

#1

LARGEST REAL ESTATE  
SERVICES FIRM  
in North America  
exclusively dedicated  
to retail

1.7K+

RETAIL  
TRANSACTIONS  
company-wide  
in 2020

500+

NET LEASE  
PROPERTIES SOLD  
in 2020

\$1.9B

NET LEASE  
TRANSACTION VALUE  
in 2020

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