

EXECUTIVE SUMMARY



Marcus & Millichap  
NNN FITNESS

# LA FITNESS

AUSTELL, GA





**\$11,909,000**

Purchase Price

**6.90%**

Cap Rate



**7.59%**

2025 Cap Rate



## Strong Corporate Lease & Site Relocation

LA Fitness recently relocated all of their members from their older club a mile away to this new prototype further demonstrating their long term commitment to this trade area and site.



## Top Performing Health Club Chain

LA Fitness is the largest and one of the fastest-growing non-franchised fitness club operators with over 744+ health club locations in the United States and Canada.



## Ideally Located

The property is located in the heart of the Austell retail corridor with nearby tenants including Lowe's, Target, Home Depot, Burlington Coat Factory, and many more.



## Major Recapitalization - Moody's 06/01/21

Fitness International, LLC recently joined forces with several large equity partners in a major recapitalization effort to take advantage of growth opportunities - major recent capital raise from equity partners; Fitness International's current total liquidity is about \$730M (Moody's).



## Great Visibility & Excellent Demographics

Exposure to a combined traffic count exceeding 77,460 vehicles per day on nearby routes.





LA FITNESS









# MARKET AERIAL







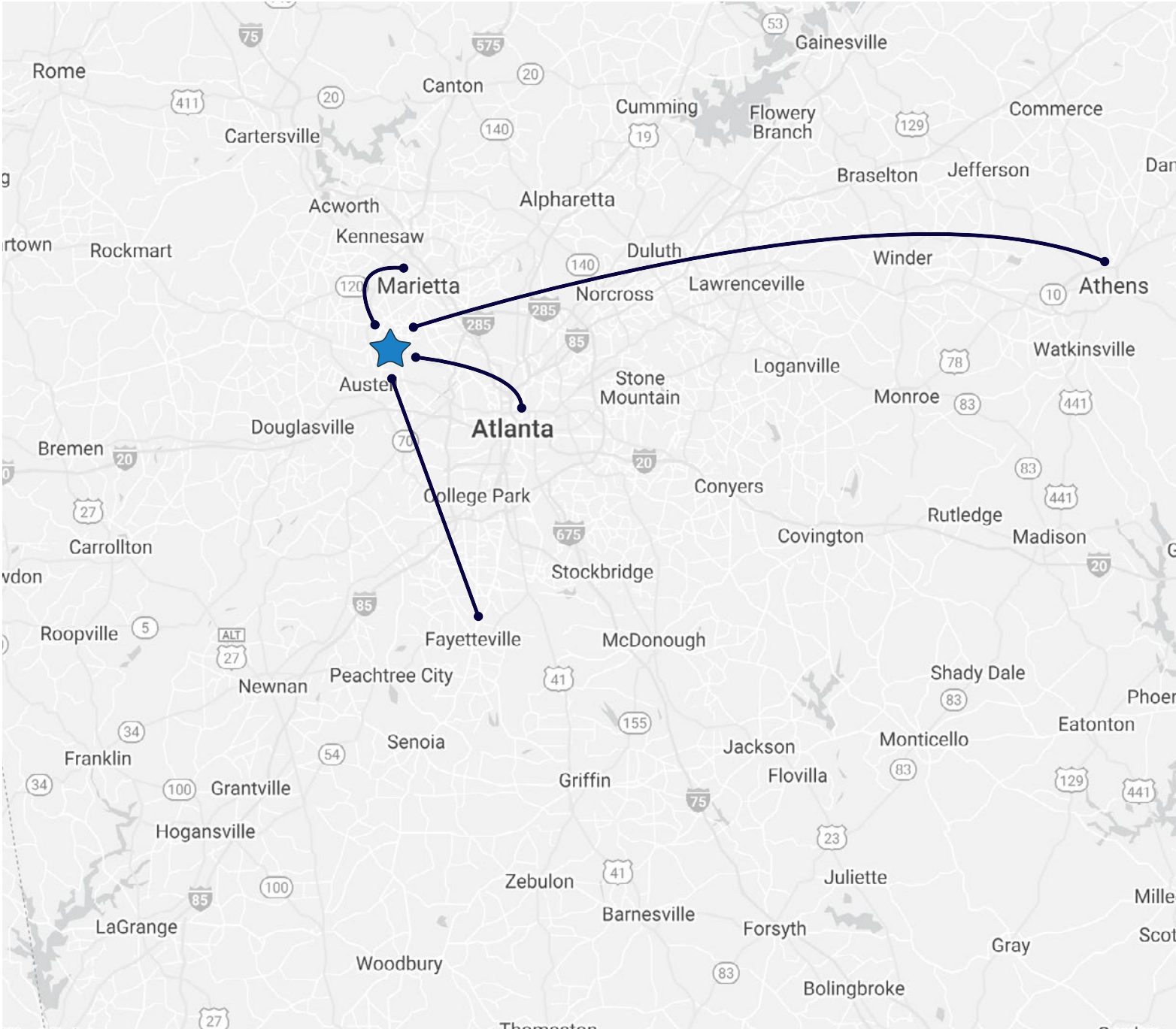
Travel Distances

MARIETTA, GA  
» 8 Miles

ATLANTA, GA  
» 19.4 Miles

FAYETTEVILLE, GA  
» 36.6 Miles

ATHENS, GA  
» 82 Miles





## DEMOGRAPHICS

**1 mile   3 miles   5 miles**

### POPULATION

2021 10,089 65,782 187,978

2026 Projection 10,312 67,342 192,328

### HOUSEHOLD INCOME

Average \$76,620 \$84,192 \$86,425

Median \$59,567 \$66,566 \$65,156

### HOUSEHOLDS

2021 3,902 23,829 67,140

2026 Projection 3,996 24,395 68,725



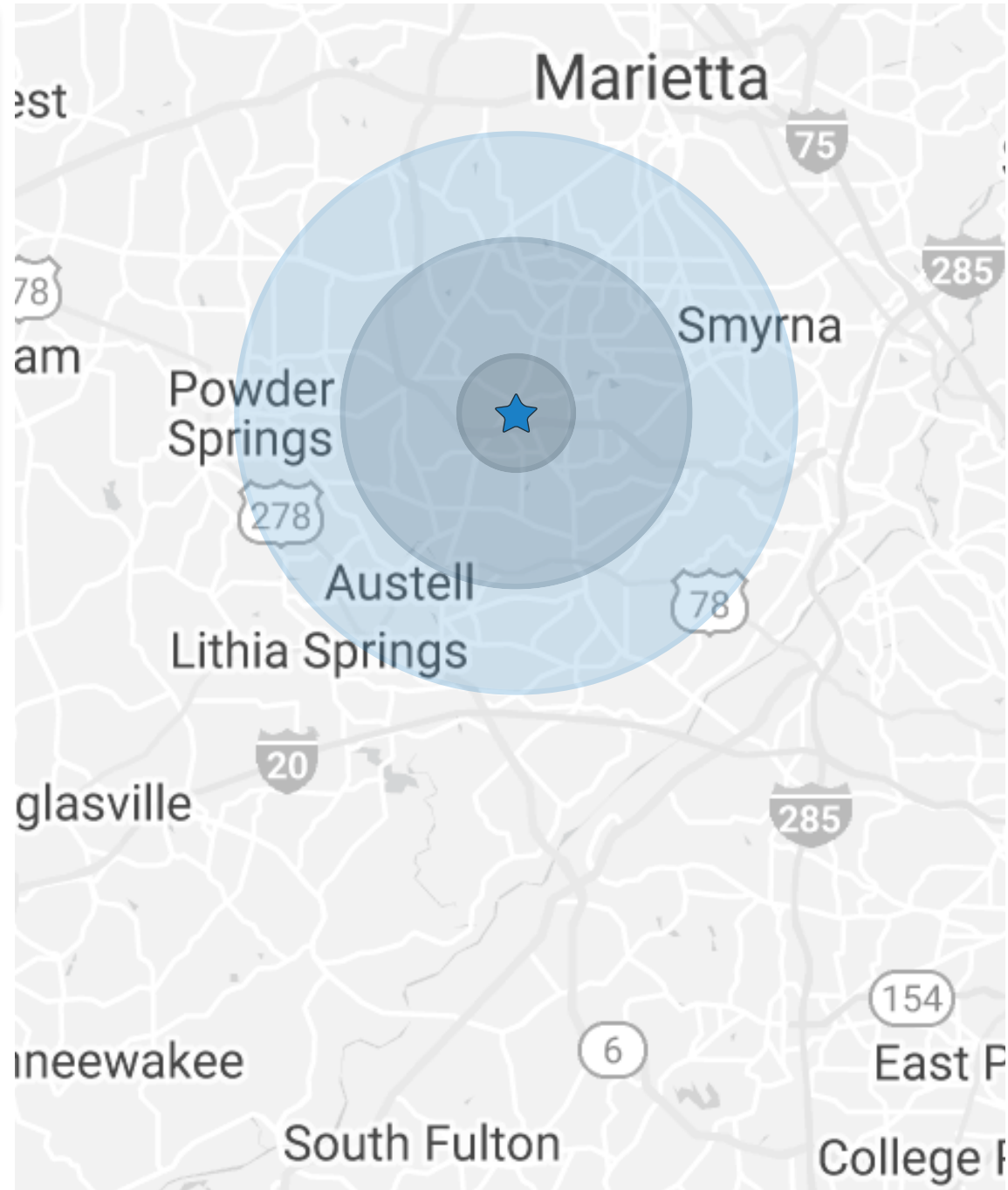
65,782

3 Mile Population



\$84,192

3 Mile Ave. Household Income



# Marcus & Millichap

## NNN FITNESS

3999 Austell Road #101, Austell, GA

### **MARK THIEL**

Senior Managing Director Investments  
San Diego, CA | (858) 373-3206  
Mark.Thiel@marcusmillichap.com  
License: CA 0146934

### **DON MCMINN**

Senior Managing Director Investments  
Atlanta, GA | (678) 808-2762  
Don.McMinn@marcusmillichap.com  
License: GA: 292036

