

LA FITNESS

95 FOSTER DR. | MCDONOUGH, GA





\$101,959

1-Mile Average Household Income

FUTURE DEVELOPMENT
TAPESTRY OVERBROOK
260 UNITS





\$11,034,482

Purchase Price

7.25%

Cap Rate

2023

Tenant Renovations
Upcoming

Year Built: 2007

45,000

Square Feet

Gross leasable area

6.06

Acres

Approximate lot size



INVESTMENT OVERVIEW

Offering Details

ADDRESS	95 Foster Dr, McDonough, GA 30253
TENANT	Fitness International LLC
LEASE TYPE	Absolute NNN
NOI	\$800,000
LEASE TERM REMAINING	10 Years
RENT COMMENCEMENT DATE	11/30/06
LEASE EXPIRATION DATE	7/31/33
RENT PSF	\$17.78
PRICE PSF	\$245.21
OPTIONS	(2) 5 Years
INCREASES	Lesser of CPI or 10%

Rent Schedule

LEASE YEARS	ANNUAL RENT	RENT PSF
Years 1 - 5	\$800,000	\$17.78
Years 6 - 10	\$880,000*	\$19.56
Option 1	\$968,000*	\$21.51
Option 2	\$1,064,800*	\$23.66

*Assumes maximum 10% increases. Please contact agent for exact increase language per the lease.



PROPERTY PHOTOS





Strong Commitment to Site

Fitness International LLC (744+ locations) recently executed a brand new 10-Year extension demonstrating their long term commitment and success at this location.



Rare Absolute NNN Lease

LA Fitness McDonough GA offers a true passive investment with zero Landlord responsibilities for an easy out-of-state ownership opportunity.



Healthy Rent & Upcoming Tenant Renovations

With the new lease extension rent established at or below market, the Tenant plans to renovate the club including possible amenities such as Pilates, high intensity interval training, indoor &/or outdoor pickleball, boxing as well as additional upgrades.



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.



Excellent Access & Visibility | Nearby National Tenants

The property benefits from excellent visibility and exposure to a combined 183,300 vehicles per day with prominent frontage from Highway 75. Furthermore, the site is less than a mile from Henry Town Center, a 700,000 square-foot center featuring national tenants such as Belk, Super Target, Home Depot, Gander Mountain, HomeGoods, Old Navy, Bed Bath & Beyond, Marshalls, and many more.



SITE PLAN



45,000
Square Feet



6.06
Acres



2007
Year Built





ADDRESS	95 Foster Dr. McDonough, GA 30253
LOCATION	The Offering is Located on Foster Drive adjacent to Jonesboro Road and Highway 75
PARCELS	The Offering Consists of Assessor Parcel Number 054-01021002
LAND AREA	The Parcel Includes 6.06 Acres
RENTABLE SQUARE FEET	The Offering Consists of 45,000 Rentable Square Feet
TRAFFIC COUNTS	Foster Drive with 6,597 Vehicles Per Day, Jonesboro Road with 28,300 Vehicle Per Day, I-75 with 155,000 Vehicles Per Day
PARKING	The Offering Features ±315 Surface Parking Spaces
YEAR BUILT	2007

“In 2020, two new apartment complexes opened within the exit 221 vicinity. Since then, **Henry County has seen a number of property owners submit applications to develop new apartments within the area.**”

- MHF News



“Arlington Properties of Birmingham, AL can now proceed forward with development in McDonough. The Henry County commissioners approved their rezoning request earlier this month. The company plans to build new apartments off Foster Drive. The company is planning a **260-unit development on 18.2 acres**”

-MHF News

“Over 1,200 new apartment units broke ground in 2022, a number likely to be the new single-year record for Henry County. .”

“Several new apartments are in varying stages of construction near I-75 exit 221 / Jonesboro Road. **Tapestry Overbrook**, Somerset Apartments and McDonough Apartments (construction project title) have estimated openings in 2023 and 2024.”

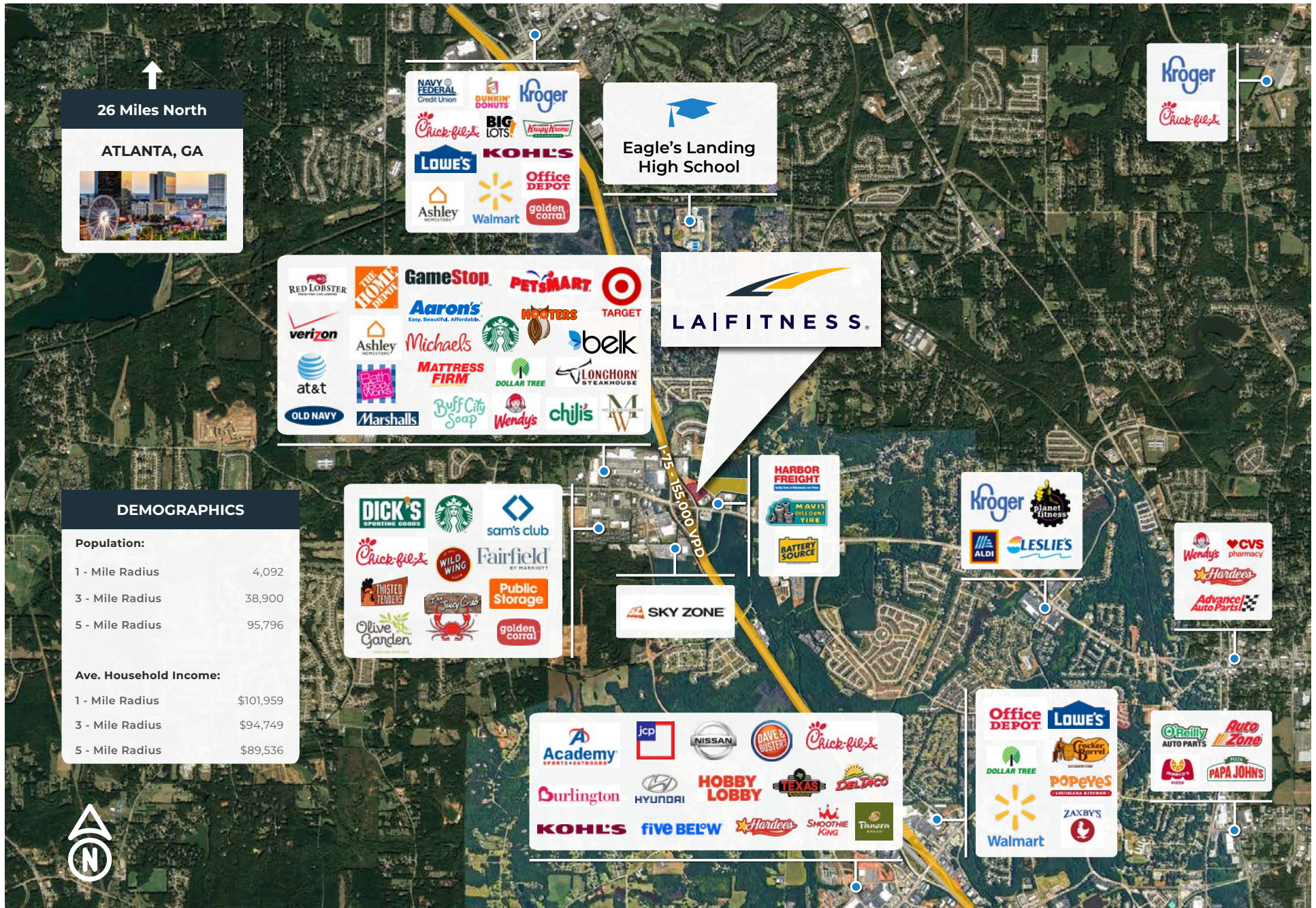
-MHF News





MARKET AERIAL







From McDonough, GA

STOCKBRIDGE, GA

7 Miles

GRIFFIN, GA

27 Miles

CONYERS, GA

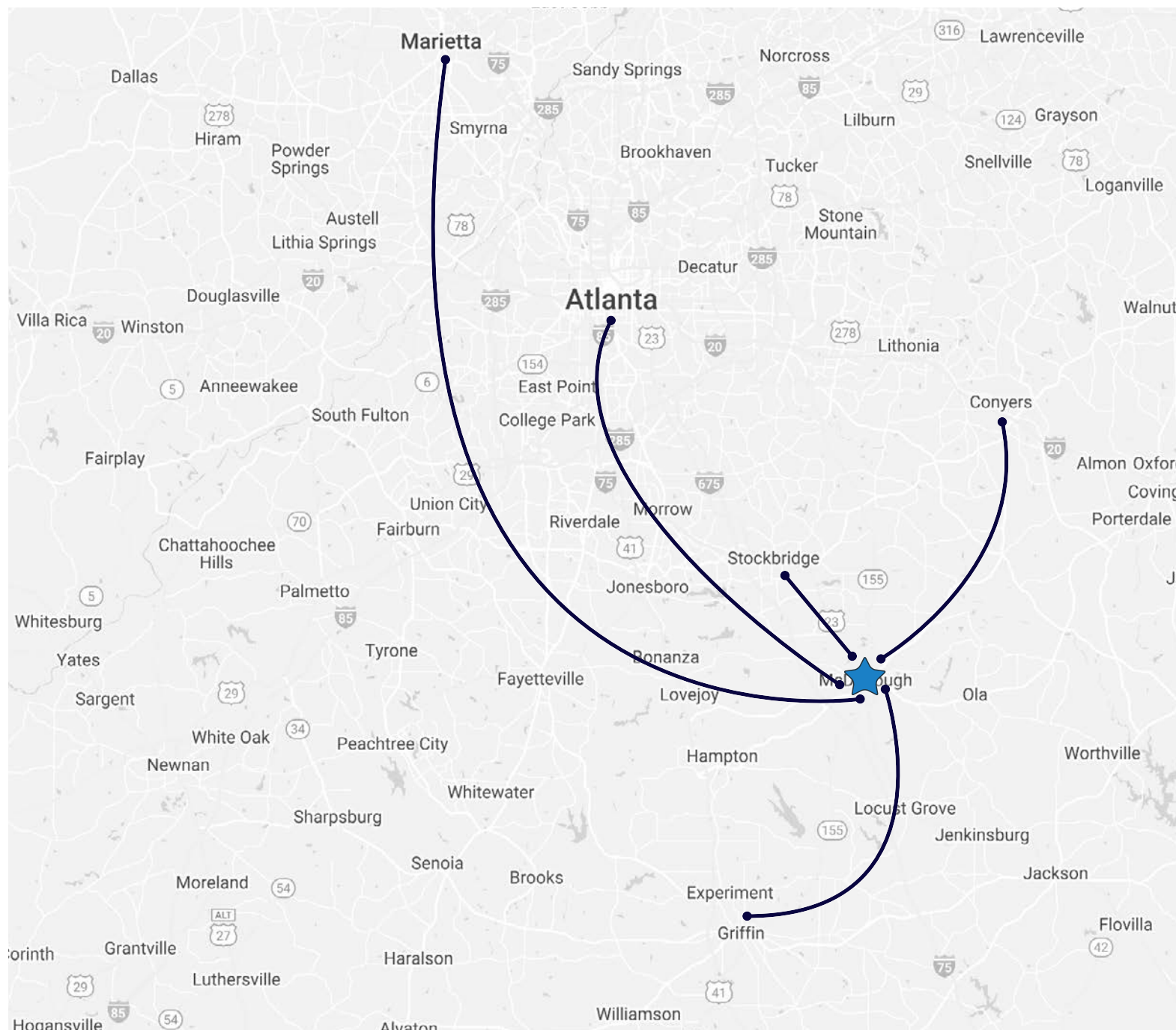
23 Miles

ATLANTA, GA

26 Miles

MARIETTA, GA

46 Miles





DEMOGRAPHICS

1 mile 3 miles 5 miles

POPULATION

2022	4,092	38,900	95,796
2027 Projection	4,824	44,746	109,362

HOUSEHOLD INCOME

Average	\$101,959	\$94,749	\$89,536
Median	\$95,318	\$78,304	\$72,894

HOUSEHOLDS

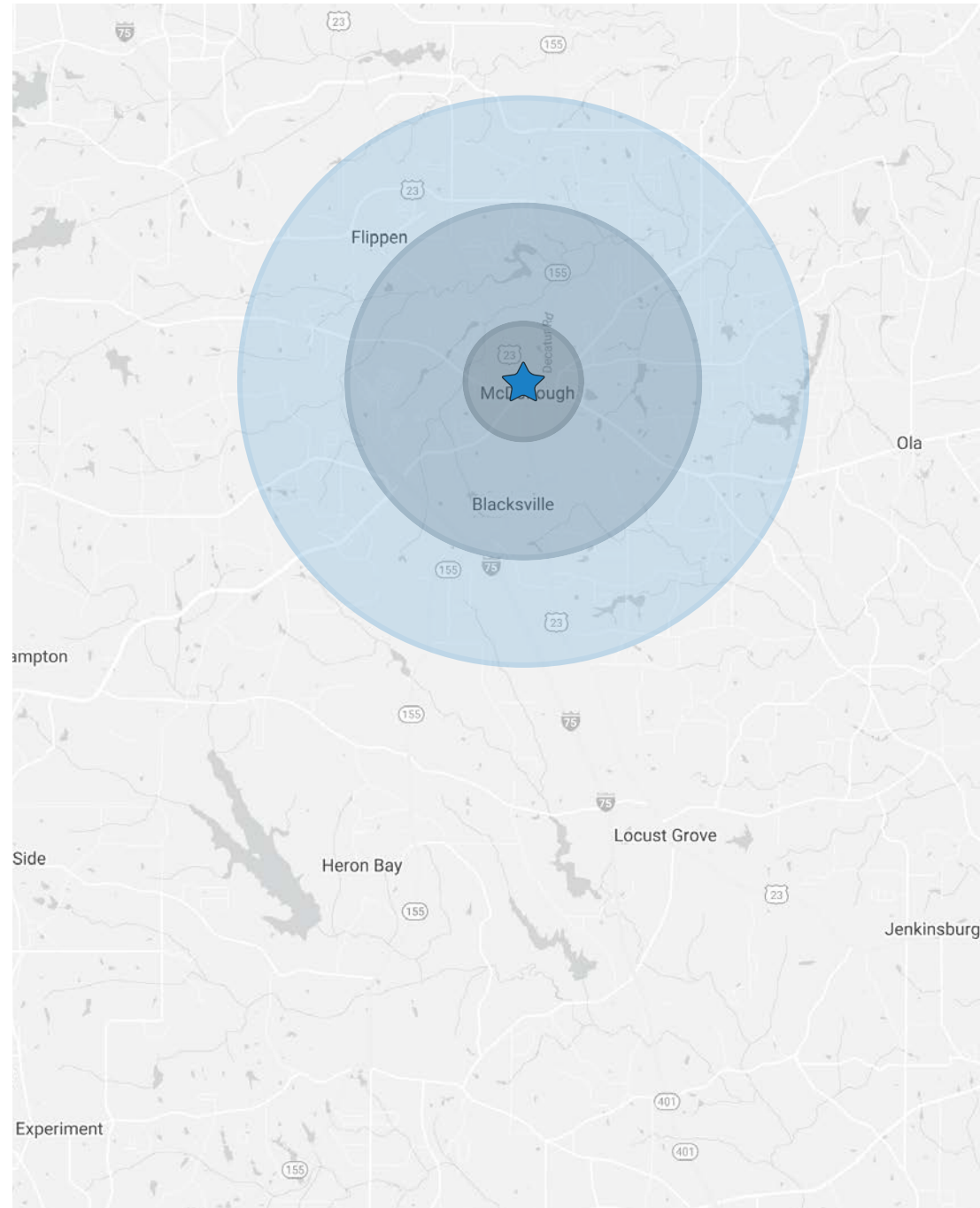
2022	1,339	13,520	33,828
2027 Projection	1,579	15,548	38,589



38,900
3 Mile Population



\$94,749
3 Mile Ave. Household Income





Vibrant City in the Atlanta MSA

McDonough is a city in Henry County, Georgia, 28 miles southeast of downtown Atlanta. Its population was 22,084 at the 2010 census, up from 8,493 in 2000. The town was named for naval officer Commodore Thomas Macdonough and founded in 1823 around a traditional town square design. The town was a relay station on the New York City to New Orleans stagecoach line and was connected by other stage lines with Fayetteville and Decatur, and with Macon by way of Jackson.

McDonough, GA | Location Highlights

- » Goya Foods has its Atlanta offices in an unincorporated area near McDonough.
- » Several individual buildings and two historic districts in the city are listed on the National Register of Historic Places, including the downtown McDonough Historic District.
- » The city's semi-professional soccer team Georgia Revolution FC plays in the National Premier Soccer League at the Warhawk Stadium.
- » WWE developmental territory Deep South Wrestling was based in McDonough.
- » The district has 1,543 full-time teachers and over 40,000 students.
- » Mercer University opened a campus in McDonough.



744+

Locations in US

37+

Years in the Industry



LA | FITNESS

Fitness International, LLC, known as LA Fitness, is the largest non-franchised fitness club operator in the United States and Canada. Founded in 1984 and headquartered in Irvine, Calif., LA Fitness is one of the fastest growing sports club chains with more than 744+ locations across the United States and Canada. **Club Industry** estimates the company has annual revenue of \$2.15 billion in 2019. LA Fitness was also ranked #1 out of 100 in Club Industry's Top 100 Health Clubs of 2019.

Their mission is to help as many people as possible achieve the benefit its of a healthy lifestyle by creating a nationwide network of sports clubs, offering its members the widest range of amenities and the friendliest service at an affordable price.

LA Fitness clubs offer state-of-the-art equipment and cardio areas, group and specialty classes, indoor heated lap pools, whirlpool spas and saunas, racquetball and basketball courts, full locker facilities, personal trainers, and babysitting. The company also sells apparel for men and women, headgear, bags, and other merchandise through their online store.



CLUB
INDUSTRY
ESTIMATE



\$2.5B
2019 REVENUE

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

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MARK THIEL
Senior Managing Director
San Diego | (858) 373-3206
Mark.Thiel@marcusmillichap.com
License: CA 01469342