




LA | FITNESS[®]

... 1860 Duluth Hwy, Lawrenceville, GA 30043 ...



#1
 Busiest LA Fitness
 Property in Georgia
 Placer.ai

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REALSOURCE GROUP
 ... OFFERING MEMORANDUM ...



1860 Duluth Hwy, Lawrenceville, GA 30043

PRICE	CAP RATE	NOI ⁽²⁾
\$10,368,000	6.25%	\$648,000

TENANT: ¹	Fitness International, LLC (LA Fitness Parent)
GUARANTOR:	Corporate
LEASE COMMENCEMENT:	September 1, 2009
LEASE EXPIRATION:	August 31, 2040
LEASE TERM:	16 Years
LEASE TYPE:	NN+
MONTHLY RENT:	\$54,000
PROPERTY TAXES:	Tenant Responsibility
INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE & PARKING LOT:	Landlord Responsibility
COMMON AREA MAINTENANCE:	Tenant Responsibility (LL Reimbursed)
RENTAL INCREASES:	Lesser of 150% of CPI Increase or 10% Every 5-Years
RENEWAL OPTIONS:	Two 5-Year Options
YEAR BUILT:	2003/ R-2018
LOT SIZE (ACRES):	7.32 AC
NET RENTABLE AREA:	41,000 SF

1. All lease provisions to be independently verified by Buyer during the Due Diligence Period.
 2. Current rent is \$721,600. New reduced rent starting 9/1/25 with 10 years lease extension.



- **Single-Tenant LA Fitness:**
 - Corporate Lease with Fitness International, LLC [LA Fitness' Parent Company]
 - NN+ Lease with minimal landlord responsibilities, ideal for a passive investor
 - 16-year Remaining Lease Term, with two (2), 5-year Options
 - Rent Increases every 5 years, including Options
- **About LA Fitness:**
 - Fitness International, LLC [parent company]
 - (+) 750 open and operating health clubs across North America, and expanding
 - By Revenue, the #1 largest health club operator in North America
 - \$2.1B Estimated Annual Revenue
 - 40 Years of Operational Experience
- **Brand New 10-Year Lease Extension:** Showing the Tenant's long-term commitment to this location
- **#1 Busiest LA Fitness in the state of Georgia & 75th Percentile of all LA Fitness's Nationwide (Placer.AI)**
- **Oversized Parcel:** 7.32 acres provides potential development upside (contact for details)
- **Anchor Tenant for one of Lawrenceville's daily-needs Shopping Centers, Sugarloaf Marketplace, with 30,000+ cars passing the center daily**
- **Highly Replaceable, Very Low Rent at about \$16 Per Square Foot**
- **Nearby highway access to Interstate 85, a 100,000+ CPD arterial highway directly into downtown Atlanta**
- **Excellent Population Density:** Gwinnett County is the #2 most populous county in Georgia, with 250,000+ living within 5-miles of the property
- **Primary Retail Node:** Located adjacent to Sugarloaf Mills Regional Mall, a Simon Property Group-operated shopping mall anchored by Bass Pro Shops Outdoor World, Ross Dress for Less, & Burlington
- **Nearby Multi-Family & Apartment Density:**
 - **Sugarloaf Grove Luxury Apartments:** a newly developed, 194-unit apartment complex directly next to the property
 - **Sugarloaf Summit:** a recently completed, 378-unit luxury apartment complex located adjacent to the site
 - **The Mason Sugarloaf:** a brand-new, 312-unit up-scale multi-family complex 2-min drive from the health club
- **Hartsfield-Jackson Atlanta International Airport (ATL):** 45-Minute Drive
 - #1 busiest passenger airport in the World
 - Servicing 104.6 million passengers in 2023
- **Lawrenceville, GA:** County seat for Gwinnett County, with average household incomes of \$120,000+ within 1-mile of the property
- **Atlanta-Sandy Springs-Alpharetta MSA:** #1 most populous in Georgia, with a population of 1,325,000+



16

Years Remaining
NN+ Lease



\$2.1B+

Estimated Annual
Revenue



750+

Corporate-Operated
Locations Nationwide



250K

Population in a
5-mi Radius



#1

Healthclub in the
Nation by Revenue



\$120K+

Avg. Household In-
come in a 1-mi Radius



45-MIN

Drive to Hartsfield-Jack-
son Atlanta International
Airport (ATL)



#1

Largest MSA in
Georgia



■ Subject Property ⋯ Property Parcel | APN # 17-24-31-4465-01-000



GAS SOUTH
ARENA

- 13,000 CAPACITY -
- 22 MILES
NORTHEAST OF
ATLANTA -



95,000+ CPD HWY



403



COURTYARD
BY HARRIOTT
Residence INN



SUGARLOAF SUMMIT
- 378-UNIT APARTMENT COMPLEX -

SUGARLOAF MILLS
A SIMON CENTER

AMC	Bass Pro Shops	Burlington
ROSS DRESS FOR LESS	NIKE	Medieval Times DINNER & TOURNAIMENT
H&M	OFF 5TH	AMERICAN FREIGHT
Adventure	OLD NAVY	FOREVER 21
WES BOSTON	Q	OFF BROADWAY SHOE WAREHOUSE
		BAM!

ATKINSON ROAD NW
10:136 CPD

SUBJECT PROPERTY



120

30,000+ CPD



SUGARLOAF GROVE LUXURY APARTMENTS
- 194 UNIT APARTMENT COMPLEX -





ATKINSON ROAD NW 10,136 CPD



SUGARLOAF GROVE LUXURY APARTMENTS
- 194 UNIT APARTMENT COMPLEX -



30,000+ CPD



DEMOGRAPHICS		
	Population	AHHI
1-Mile Radius	8,683	\$119,053
3-Mile Radius	94,448	\$112,432
5-Mile Radius	253,897	\$110,259

ATLANTA, GA

- 45-Minute Drive Time -
- #1 Most Populous MSA in State -



HARTSFIELD- JACKSON ATLANTA INTERNATIONAL AIRPORT (ATL)

- 1 Hour Drive -
- #1 Busiest Passenger Airport in the World -



316

403

85



ATKINSON ROAD NW 10,136 CPD



SUGARLOAF GROVE LUXURY APARTMENTS
- 194 UNIT APARTMENT COMPLEX -

SUBJECT PROPERTY

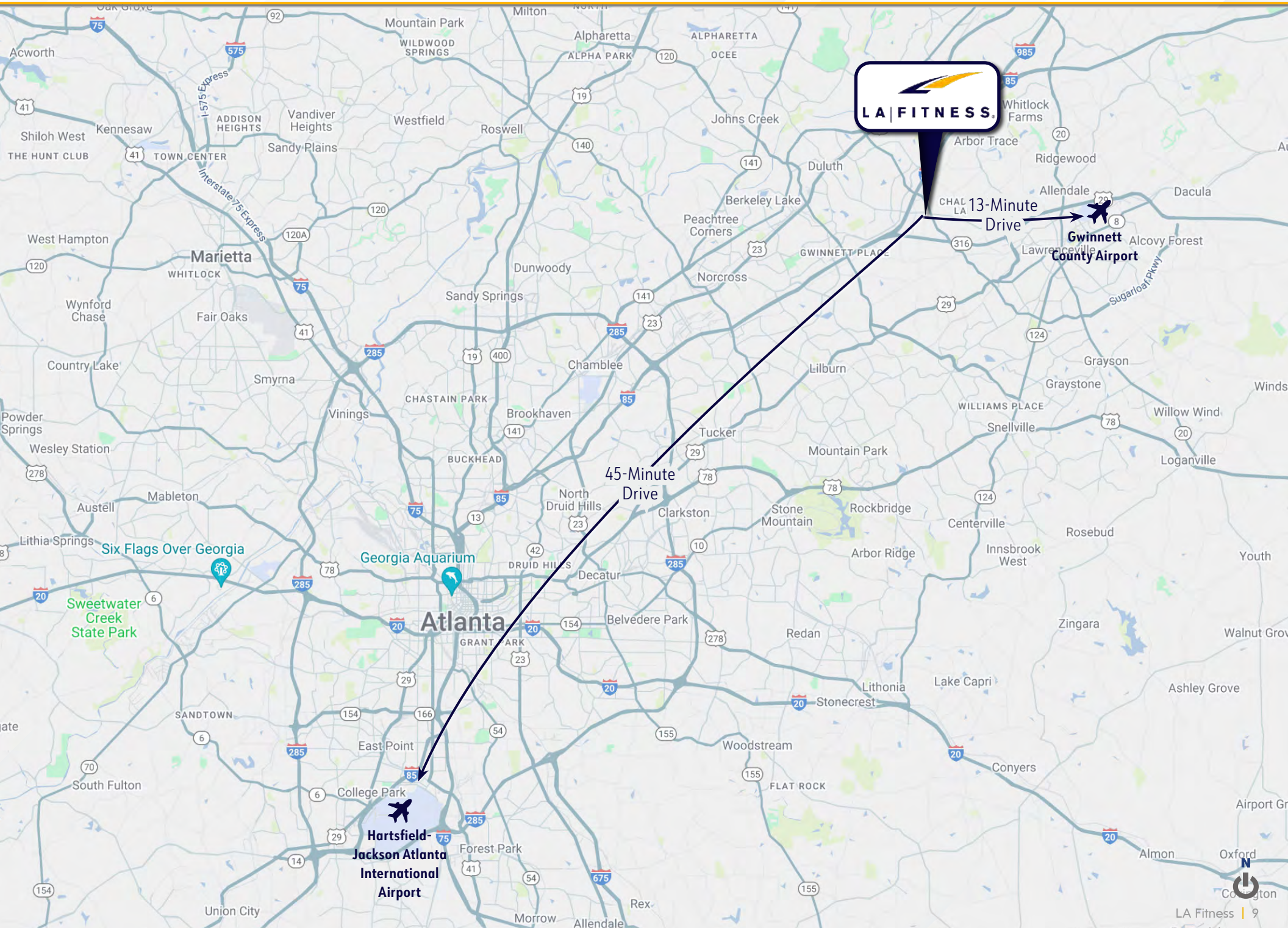


30,000 CPD

120







13-Minute Drive

45-Minute Drive



Founded in 1984, Fitness International, LLC (d.b.a. "LA Fitness", "Club Studio", "City Sports", "Esporta") is the largest private full-service health club operator in North America. Further, by revenue, Fitness International is the #1 health club operator in North America, a position its held for over a decade. Totaling approximately 750 open and operating full-service health club and fitness facilities across the United States and Canada, Fitness International continues to expand

its international presence. LA Fitness has built its continued dominance upon a value-based model, offering multiple amenities under one roof, retaining a highly trained staff, and providing memberships at an approachable mid-tier price point of \$39.99 a month. Typical amenities include HIIT training, cardio and strength equipment, personal training, indoor cycling, group exercise classes, indoor pool, spa, kids club, basketball courts, racquetball, cafes, and juice bars.

The current LA Fitness prototype a single-level, 34,000 square foot club, which is open for business 7 days per week. LA Fitness' mission is to help as many people as possible achieve the benefits 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.

"On January 17, 2024, S&P Global Ratings upgraded Fitness International, LLC's credit rating from 'B-' to 'B' with the announcement of the company's plans to refinance its existing credit facilities and term loan out to new maturities of 2028 and 2029, respectively. S&P issued a 'Stable Outlook' as the leverage-neutral transaction allows the company's leverage to continue to improve over the next twelve months via EBITDA growth. This upgrade continues a trend of improving credit for Fitness International, LLC as operating performance—including membership trends—continue to recover as the threat of coronavirus pandemic subsides."

- MOODY'S INVESTOR SERVICE



#1
Largest Health
Club in the Nation

750+
Gym Locations
Nationwide

\$2.09B
Estimated
Revenue

Tenant Name:	LA Fitness
Locations:	750+
Company Type:	Private
Headquarters:	Irvine, CA
Founded:	1984
Website:	www.LAFitness.com

Fitness International Unveils its Newest Fitness Concept -- Club Studio



Article #1 on Club Studio: Fitness International, LLC opened its first Club Studio location at Oak Creek Shopping Center in Irvine last month. The new 40,000 square foot club features five innovative boutique fitness studios that were carefully curated to create a unique experience, along with recovery services (including cryotherapy), plenty of free weights, strength and cardio areas, a swimming pool, functional training area, basketball court, locker rooms and more.

Club Studio offers innovative classes with premier instructors and top tier trainers. Key design elements are emphasized through a variety of class selections, state-of-the-art amenities, and the best equipment in the industry. Club Studio members will thrive in this thoughtfully designed environment, one that fosters both physical and mental well-being. Members will recognize a sense of community that is manifested through visionary and sophisticated design, and will be inspired to reach for, achieve, and ultimately surpass their personal fitness goals.

[Read More](#)

LA Fitness Acquires XSport Gyms



Article #2 on LA Fitness acquiring XSport Fitness: Fitness International, operator of LA Fitness and several other gym brands, has acquired XSport Fitness in a move that will expand Fitness International's presence in New York, Chicagoland and Virginia as it assumes 35 XSport gym locations.

"We are proud to add XSport Fitness' facilities to our nationwide network of health clubs," said Fitness International club operations president Jill Greuling. "This expansion solidifies our position as one of the largest privately-held health club operators in the United States and provides the opportunity to bring our best-in-class fitness experience, with the widest range of amenities and the friendliest service at an affordable price, to more people across the country."

[Read More](#)

ATLANTA MSA

GEOGRAPHY

- The Atlanta MSA is 8,686 square miles and made up of 29 counties.
- The Atlanta metro has the fifth largest population in the U.S. with 5.9 million residents.
- Atlanta is one of the fastest-growing metro areas in the nation.
- Atlanta experienced the fourth-largest population increase of all MSAs in the nation—an increase of approximately 1,469,000 people from 2010 to 2020.

ECONOMY

- Site Selection named Georgia the #1 state for business climate for the last seven years.
- Area Development ranked Georgia the #1 state for doing business for the last six years.
- KPMG indexed Atlanta with the lowest relative cost of doing business of the nation’s ten largest metro areas.
- Atlanta is the primary transportation hub of the southeastern U.S.
- The city contains the world headquarters of corporations such as Coca-Cola, Home Depot, UPS, Delta Air Lines and Turner Broadcasting.
- Home to 30 of America’s largest corporations (FORTUNE 1000), including 16 ranked in the elite Fortune 500, as well as approximately 200 of the nation’s fastest-growing private companies (Inc. 5000)
- The city is also home to a number of post-secondary educational institutions including Clark Atlanta University, Emory University, Georgia Institute of Technology, Georgia State University and others.

BUSINESS AND INDUSTRY

- Metro Atlanta is the ninth largest metro economy in the nation with a GDP of \$473.8 billion.
- It is one of the 10 most economically diverse metro areas in the nation.
- The region has also attracted 40 corporate innovation centers primarily in Midtown, where the Georgia Institute of Technology is located.

5th

Largest Population
in the U.S.

4th

Largest Population
Increase of U.S. MSAs

#1

State for
Doing Business

9th

Largest Metro
Economy



MARTIN LUTHER KING, JR.
NATIONAL HISTORICAL PARK



COLLEGE FOOTBALL HALL OF FAME



FOX THEATRE

ATLANTA MSA

TRANSPORTATION

- The world’s busiest and most efficient airport, Hartsfield-Jackson Atlanta International Airport (ATL), has five runways that serve more than 100 million passengers a year. More than 80% of the U.S. population is within a two-hour flight from Atlanta.
- Hartsfield-Jackson Atlanta International Airport is served by more than 20 all-cargo air carriers. Nearly 650,000 metric tons of cargo passed through ATL in 2019.
- More than 4,600 railroad miles in Georgia – the largest intermodal hub in the region.
- The Port of Savannah, located 250 miles from Atlanta, is the largest and fastest growing single-container terminal in North America.

MAJOR ATTRACTIONS

- **THE CARTER CENTER** | Founded by former U.S. President Jimmy Carter and wife Rosalynn Carter, the Center is committed to advancing human rights and alleviating unnecessary
- **CNN CENTER** | CNN Studio Tours offer behind-the-scenes of the world’s largest news network at CNN’S worldwide headquarters in downtown Atlanta.
- **THE COLLEGE FOOTBALL HALL OF FAME** | The Chick-fil-A College Football Hall of Fame celebrates and honors the people, traditions and passion of college football. The Hall is 95,000 square feet with more than 50 engaging exhibits.
- **GEORGIA AQUARIUM** | Georgia Aquarium is the largest aquarium in the Western Hemisphere with more than 10 million gallons of water. There are hundreds of exhibits and tens of thousands of animals across the seven galleries.
- **MARTIN LUTHER KING JR. CENTER AND NATIONAL HISTORIC SITE** | The King Center is the official memorial dedicated to the advancement of the legacy of Dr. Martin Luther King, Jr., leader of America’s greatest nonviolent movement for justice, equality and peace.
- **WORLD OF COCA-COLA** | Visit World of Coca-Cola in Downtown Atlanta and trace the history of the world’s most famous beverage brand.

RECREATION

- The BeltLine - one of the largest, most wide-ranging urban redevelopment programs in the U.S.; currently five open trail segments and seven parks. There are plans for expansion through 2030.
- Piedmont Park - 211 acres for recreational sports, walking, running and a dog park > Chattahoochee River Recreation Areas - for walking/hiking, rafting, fishing or picnicking > Lake Lanier and Lake Allatoona - for fishing, swimming and boating
- Northeast Georgia Mountains - outdoor activities in this mountainous region north of Atlanta, which includes the Chattahoochee National Forest, the southern end of the Appalachian Trail, 11 state parks and many lakes and rivers.

5.9M
Residents in
Atlanta MSA

100M
Annual Passengers
at ATL Airport

4.6K
Railroad Miles in
Georgia

\$473.8B
GDP in
Atlanta MSA

ATLANTA MSA



GEORGIA AQUARIUM




WORLD OF COCA-COLA



ZOO ATLANTA

	1-MILE	3-MILE	5-MILE
Population			
2024 Estimated Population	8,683	94,448	253,897
2029 Projected Population	9,124	99,162	266,086
2020 Census Population	8,967	94,444	250,290
2010 Census Population	6,279	77,381	207,987
2024 Median Age	35.5	35.0	35.1
Households			
2024 Estimated Households	3,104	34,534	90,209
2029 Projected Households	3,308	36,917	96,048
2020 Census Households	2,915	32,341	85,499
2010 Census Households	2,044	26,872	71,930
Household Income			
2024 Estimated Average Household Income	\$119,053	\$112,432	\$110,259
2024 Estimated Median Household Income	87,724	87,264	88,252


254k
Estimated
Population
(5-MILE RADIUS)


90k
Estimated
Households
(5-MILE RADIUS)


\$110k
Ave. Household
Income
(5-MILE RADIUS)

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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