



planet fitness

11756 US-70 BUS
Clayton, NC (Raleigh MSA)

OFFERED FOR SALE
\$7,111,000 | 6.75% CAP

planet fitness

REPRESENTATIVE PHOTO

CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Planet Fitness in Clayton, NC. This site is located within the Raleigh, NC MSA and Planet Fitness signed a 15 year lease with Three (3) Five (5) year extensions. The Asset is well positioned in a dense retail artery off of the busy US 70 BUS W (40.5K VPD).



**15-YR
LEASE**



**LOCATED IN
RETAIL CORRIDOR**



**HIGH
GROWTH MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$480,000
Rent Escalation	6-10	\$528,000
Rent Escalation	11-15	\$580,800
1st Option Term	16-20	\$638,880
2nd Option Term	21-25	\$702,768
3rd Option Term	26-30	\$773,045

NOI	\$480,000
CAP	6.75%
PRICE	\$7,111,000

ASSET SNAPSHOT

Tenant Name	Planet Fitness
Address	11756 US-70 Bus, Clayton, NC 27520
Building Size (GLA)	24,000 SF (150 Parking Spots)
Land Size	3.00 Acres
Year Built/Renovated	2025
Signatory/Guarantor	Franchisee - Excel Fitness (160+ Locations)
Rent Type	NNN Lease
Landlord Responsibilities	None
Rent Commencement Date	12/1/2025 (Estimated)
Lease Expiration Date	12/31/2040 (Estimated)
Remaining Term	15 Years
Rental Increases	10% Increases Every 5 Years and in Options
Current Annual Rent	\$480,000

REPRESENTATIVE PHOTO



55,688 PEOPLE
IN 5 MILE RADIUS

\$95,878 AHHI
IN 5 MILE RADIUS

40,500 VPD
ON US 70 BUS W





ATTRACTIVE LEASE FUNDAMENTALS

15 Yr NNN Lease with No Landlord Responsibilities | Three (3) five (5) year extensions remaining | 10% Increases every 5 years in base rent and extension periods



HIGH PROFILE BRAND WITH EXTREMELY STRONG FRANCHISEE

Planet Fitness has over 2,600 locations and is considered one of the fastest growing fitness franchises in the US | More than 17M members | Excel Fitness has over 160+ locations in 9 different states | Excel has partnered with P.E. Firm Olympus Partners (\$8.5B AUM) to help achieve growth strategy



HIGHLY VISIBLE AND TRAFFICKED LOCATION

Fronting US 70 BUS Hwy W (40,500 VPD) | Direct Access to Cameron Crossing, a 200 unit townhome community | Less than quarter mile to Stalling Mills, a 288 unit apartment complex



RETAIL DENSE STRIP

Over 627KSF of retail space located in a 1-mile radius | Nearby National Retailers include: Lowes Foods, Walmart Super Center, Bojangles, Biscuitville, Arby's, Dairy Queen and Culvers



NEW CONSTRUCTION

Rare Stand-Alone single tenant Planet Fitness that is set to be complete in December 2025 | The 24,000 SF build-to-suit property sits on 3.00 Acres



A TOP PERFORMING MARKET NATIONALLY

Raleigh, NC ranked #3 in 2023 of best residential markets (Rocket Mortgage) | Raleigh forecasts a 44% job growth over the next 10 years (3.0% growth from 2021 to 2022) | Raleigh ranked #3 in best places to live for 2023-2024 (U.S. News)



Walmart Supercenter
SALLY BEAUTY
DOLLAR TREE
ZAXBY'S

Stallings Mill
288 Units

FIREHOUSE SUBS
Little Caesars



Culver's

Pep Boys

Bojangles
Famous Chicken 'n Biscuits

Lowes FOODS

PNC BANK

CVS

WELLS FARGO

COMFORT SUITES

Cameron Crossing
±160 Townhomes



DUNKIN'

Biscuitville
FRESH SOUTHERN

planet fitness

OUTBACK
STEAK & BURRITOS

POPEYES

US 70 BUS W (40,500 VPD)



Clayton High
1,942 Students

Walgreens



FAST MED
URGENT CARE

Bank of America

TRUIST HH



meineke
CAR CARE CENTER



SHERWIN
WILLIAMS

DOLLAR GENERAL

Lowes
FOODS



US 70 BUS W (40,500 VPD)

POPEYES

planet
fitness

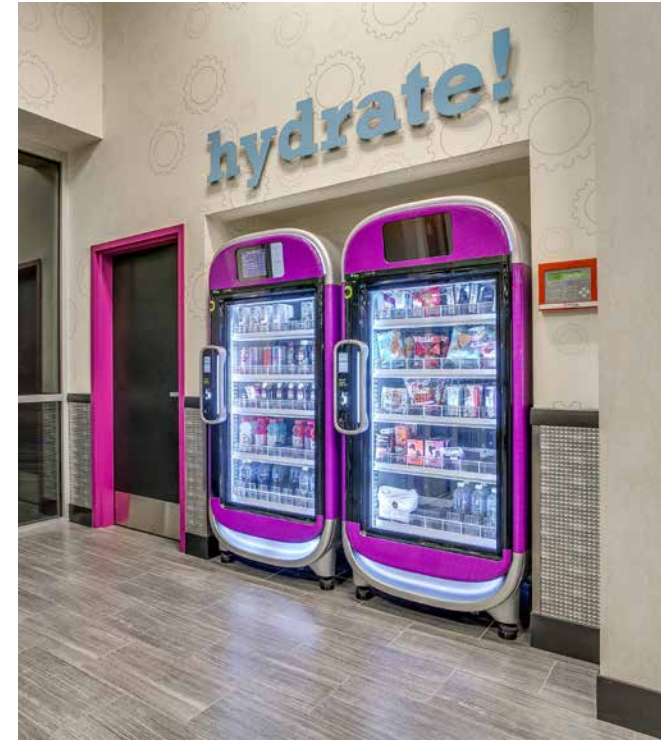
OUTBACK

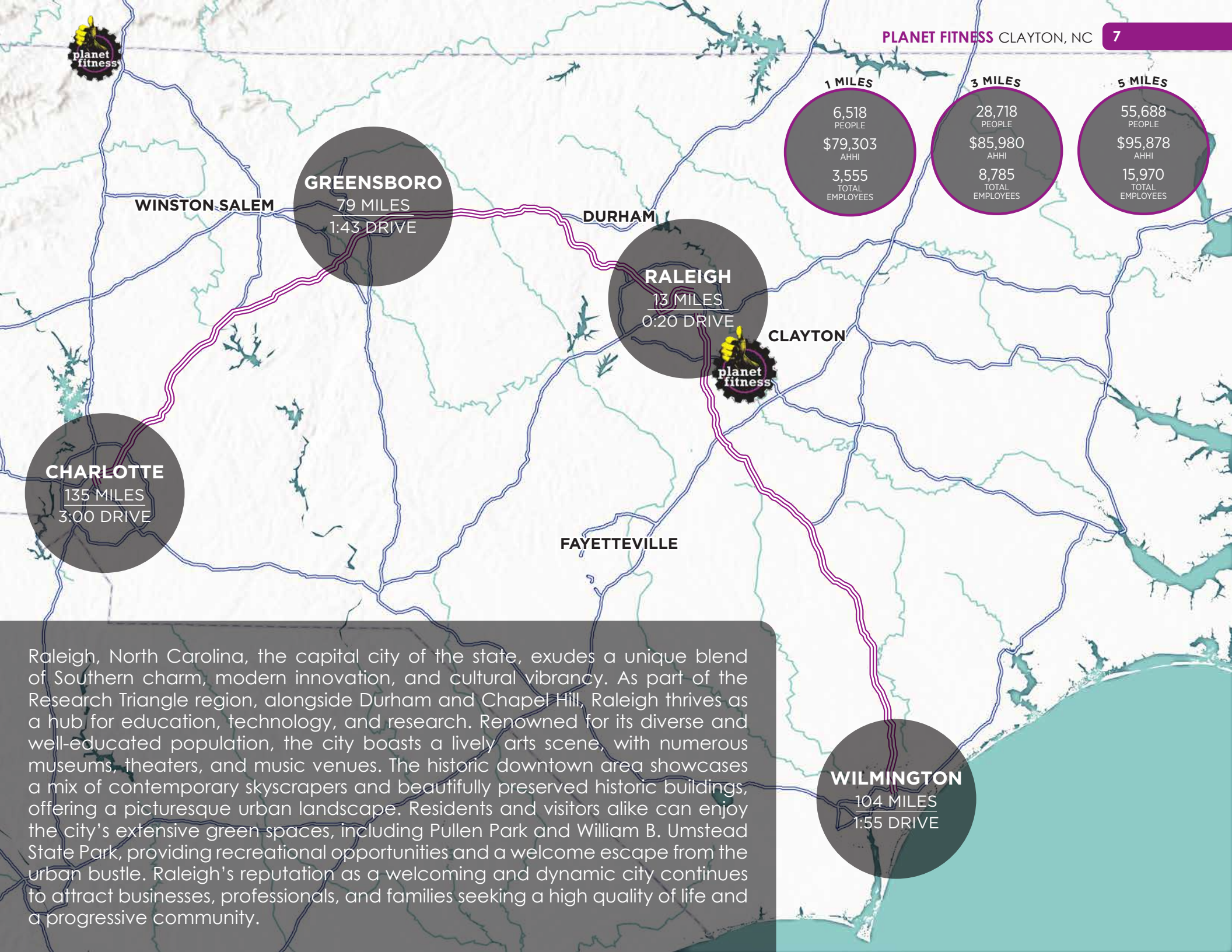
Biscuitville
FRESH SOUTHERN

Cameron Crossing
±160 Townhomes

COMFORT
SUITES

DUNKIN'





GREENSBORO
79 MILES
1:43 DRIVE

RALEIGH
13 MILES
0:20 DRIVE

CHARLOTTE
135 MILES
3:00 DRIVE

WILMINGTON
104 MILES
1:55 DRIVE

Raleigh, North Carolina, the capital city of the state, exudes a unique blend of Southern charm, modern innovation, and cultural vibrancy. As part of the Research Triangle region, alongside Durham and Chapel Hill, Raleigh thrives as a hub for education, technology, and research. Renowned for its diverse and well-educated population, the city boasts a lively arts scene, with numerous museums, theaters, and music venues. The historic downtown area showcases a mix of contemporary skyscrapers and beautifully preserved historic buildings, offering a picturesque urban landscape. Residents and visitors alike can enjoy the city's extensive green spaces, including Pullen Park and William B. Umstead State Park, providing recreational opportunities and a welcome escape from the urban bustle. Raleigh's reputation as a welcoming and dynamic city continues to attract businesses, professionals, and families seeking a high quality of life and a progressive community.



Planet Fitness is the fastest growing fitness operator in the United States by number of members and locations with a highly recognized national brand. With over 2,600 locations, Planet Fitness has over 17 million members across 50 states, which is an increase of over 1.8 million members since the end of 2021. Planet Fitness is headquartered in Newington, New Hampshire and was founded 25 years ago by Michael Gondahl. Planet Fitness prides itself on offering a unique, affordable, non-intimidating fitness experience with their basic membership starting at just \$10/month. Planet Fitness is a “Judgment Free Zone” where members can relax and go at their own pace without having to worry about being judged.

Excel Fitness is a leading Planet Fitness franchise group based in the Austin area with over 160 locations across Texas, Oklahoma, Arkansas, Missouri, North Carolina, Virginia, Tennessee, Georgia, and Utah. Excel Fitness has built a team culture that focuses on elevating the member experience by developing exceptional health clubs and delivering world-class customer service. The team is passionate about building communities through fitness and supporting their local markets through employment and memberships opportunities that positively impact lives.

Olympus Partners is a private equity firm focused on providing equity capital for middle market management buyouts and for companies needing capital for expansion. Olympus is an active, long-term investor across a broad range of industries including business services, consumer products, healthcare services, financial services, industrial services, and manufacturing. Olympus manages in excess of \$8.5 billion mainly on behalf of corporate pension funds, endowment funds and state-sponsored retirement programs.

PLANET FITNESS QUICK FACTS	
Founded:	1992
Ownership:	Public (NYSE: PLNT)
Credit Rating:	S&P: BBB
# of Locations:	2,600+
Headquarters:	Hampton, NH
Guaranty:	Franchisee (160+ Locations)



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Exclusively Offered By



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