



Single-Tenant Net Lease Offering | Crunch Fitness

13.3 Years of Firm Term Remaining | Fixed Rental Increases every 5 Years | 3 (5-Year) Options | Atlanta MSA Location



3740 BUFORD DRIVE, BUFORD, GA 30519



Single-Tenant Net Leased Crunch Fitness

The Offering

Newmark, as an exclusive advisor, is pleased to present the opportunity to acquire a single-tenant, Absolute NNN, Crunch Fitness in Buford, GA.

\$7,040,000

ASKING PRICE

7.15%

CAP RATE

NNN

LEASE STRUCTURE

13.3 Years

LEASE TERM REMAINING

Fee Simple

OWNERSHIP INTEREST



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Investment Highlights

CRUNCH FITNESS (PRIVATE) | FRANCHISE LOCATION (CR FITNESS HOLDINGS, LLC 70-UNITS) | 500+ LOCATIONS & 2.5-3 MILLION MEMBERS | \$1.7 BILLION IN SYSTEM WIDE ANNUAL REVENUE ACCORDING TO REUTERS

Crunch Fitness, is a **privately held company** founded in 1989 in New York City. Today, the **company operates a mix of corporate-owned and franchised fitness clubs**. Crunch Fitness continues to expand aggressively through its franchise network, introducing upgraded **“Crunch 3.0” locations that emphasize larger spaces, improved amenities, and specialized training areas**. Memberships are **competitively priced**, often starting around **\$9.99 per month**, which supports broad appeal and accessibility. As of 2025, Crunch Fitness has more than **500 locations globally**, primarily in the United States, and serves between **2.5 and 3 million members**. A significant portion of its clubs are franchised, which has been a major driver of its expansion strategy. **Leonard Green & Partners (LGP)** owns a majority stake in Crunch Fitness.

The subject property is **operated by CR Fitness Holdings, LLC** which operates over **70 Crunch Fitness locations** and is **one of the largest Crunch Fitness franchisees nationwide**. The franchisee has locations in FL, GA, NC, TX, AZ, and TN. **CR Fitness Holdings, LLC has been consistently recognized as a top franchisee by parent company Crunch Fitness**. CR Fitness Holdings, LLC is the guarantor of all rent payments.

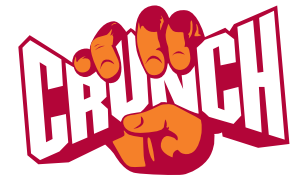
NEWER 2023 CONSTRUCTION | 13.3 YEARS OF FIRM TERM REMAINING | 2.00% RENTAL INCREASES EVERY 5 YEARS | 3 (5-YEAR) OPTIONS | ABSOLUTE NNN LEASE

Newer **2023 construction**, and the building was a **build-to-suit for Crunch Fitness**. The tenant executed a **brand new fifteen (15) year** lease at this location in January 2024. The lease commenced January 1, 2024, and there are currently **13.3 years of firm term remaining**. Crunch Fitness has fixed **2.00% rental increases every 5 years** and at the start of each of their **3 (5-Year) options**. The **first rental increase is scheduled for January 1, 2029**. This is a **true absolute NNN lease** with the landlord having **zero maintenance or repair responsibility** with regard to the subject property and parcel.

DENSE & STABLE DEMOGRAPHICS (149,059 RESIDENTS WITH AN AVERAGE HOUSEHOLD INCOME OF \$112,214 WITHIN 5 MILES) | 1 MILE NORTHWEST OF THE MALL OF GEORGIA (14 MILLION ANNUAL VISITORS) | MAIN-ON-MAIN RETAIL CORRIDOR WITH ALL NATIONAL RETAILERS PRESENT ON BUFORD DR (97,400 VPD) | 32 MILES NORTHEAST OF DOWNTOWN ATLANTA

There are **149,059 residents with an average household income of \$112,214 within 5 miles** of the subject property. Crunch Fitness is located only **1 mile away from the Mall of Georgia which draws over 14 million annual visitors** and is the single **largest shopping mall in the entire state of Georgia**. Crunch Fitness is strategically located adjacent to Academy Sports + Outdoors, and part of a center that includes one outparcel for Texas Roadhouse and a strip center comprising Pulse Nail Spa In Buford/Arita Ramen & Sushi/Aspen Dental/Navy Federal Credit Union/88 Smoothie Bowls. All national retailers are present along **Buford Dr (97,400 VPD)** to capitalize on the traffic that the Mall of Georgia generates, **prominent retailers present on Buford Dr include: At Home, Harbor Freight Tools, Home Depot, Lowe's, Walmart Supercenter, Porsche, MINI, VW, CarMax, Honda, Volvo, Mazda, Buick GMC, Nissan, Toyota, Hyundai, Sam's Club, Target, and Costco**. The subject property is located **32 miles Northeast of downtown Atlanta**.

Property Photos





Investment Overview

Price/Cap Rate

Price (PSF)	\$7,040,000 (\$284)
Cap Rate	7.15%
Annual Base Rent	\$503,500 (\$20.30 PSF)

Executive Summary

Address	3740 Buford Dr Buford, GA 30519
Tenant Trade Name	Crunch Fitness
Lease Entity	CR Fitness Buford, LLC
Guarantor	CR Fitness Holdings, LLC (70 Units)
Use	Retail
Rentable Building Area (SF)	24,800
Acreage	2.22 Acres
Expense Structure	NNN
Rent Increases	2.00% every 5 years
Rent Commencement Date	January 1, 2024
Lease Expiration Date	December 31, 2038
Initial Term	Fifteen (15) Years
Lease Term Remaining	13.3 Years Remaining
Renewal Options	3 (5-Year)
Ownership Interest	Fee Simple (Land & Building Ownership)



Mall of Georgia



Mall of Georgia Anchors



Mall of Georgia Crossing



Burlington

DEALS. BRANDS. WOW!

Marketplace at Millcreek



Mall of Georgia Crossing



OLYMPIC STEEL

Academy

SPORTS + OUTDOORS

Plunketts Road

Buford Drive (\$7,400 VPD)



Arita Ramen & Sushi





CHASE

MAVIS TIRE
A MAVIS COMPANY

Walmart

Food Mart

Chevron

Asia Grill & Buffet

EL GATO DOMINICAN RESTAURANT

SONNY'S BBQ

LOWE'S Home Improvement Warehouse
Caesar Hair Salon
AVIS
XHALE CITY ORG & WELLNESS STORE
VIVA MEXICO
DOLLAR TREE
BatteriesPlus+

MINI

CARMAX

VW

Buford Drive (97,400 VPD)

20

U-HAUL

Firestone
COMPLETE AUTO CARE

AspenDental
NAVY FEDERAL Credit Union
EUROPEAN WAX CENTER
SHOOTIE BOWLS

TEXAS RANGERS

STEEN BARN

PORSCHE

Academy
SPORTS+OUTDOORS

CRUNCH

Plunketts Road



Buford Mall

HARBOR FREIGHT
Walgreens
SUBWAY
TACO VELOZ
McDonald's
PayMore
SPORTS CONNECTION
KFC
O'Reilly AUTO PARTS

Buford Square

at home
AutoZone
Design House
Atlanta
Cregano

Lee's Crossing Shopping Center

Arby's
ZAXBYS
Planet Fitness
BIG LOTS!
QUEEN HEARTS
FLOORING ATTIC
Hertz
WAFFLE HOUSE
NORTHERN TOOL & EQUIPMENT
The AFRICAN BRAIDING BAR
HobbyTown
AUTO GALLERY AUTOMOTIVE GROUP



(73,800 VPD)



Buford Drive (97,400 VPD)

Plunketts Road

The Investment





Lease Abstract & Property Details

Property Overview

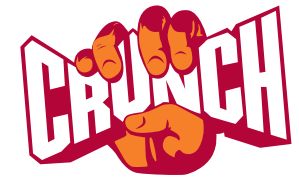
Rentable Building Area (SF)	24,800
Acreage (SF)	2.22
Year Built/Renovated	2023

Lease Abstract

Address	3740 Buford Dr Buford, GA 30519
Tenant Trade Name	Crunch Fitness
Lease Entity	CR Fitness Buford, LLC
Guarantor	CR Fitness Holdings, LLC (70 Units)
Rent Commencement Date	January 1, 2024
Lease Expiration Date	December 31, 2038
Lease Term Remaining	13.3 Years Remaining
Renewal Options	3 (5-Year)
Annual Rent (PSF)	\$503,500 (\$20.30 PSF)
Percentage Rent	None
Rent Increases	2.00% every 5 years
Lease Structure	NNN
Landlord Responsibilities	None
Utilities	Tenant Responsibility
Taxes	Tenant Responsibility
CAM	Tenant Responsibility
HVAC	Tenant Responsibility
Insurance	Tenant Responsibility
ROFR	None
Financial Reporting	Yes, Tenant to report within 15 days of Landlord's request but not more than once annually

Rent Schedule

Rent Period	Annual Rent	PSF	Monthly Rent	PSF	% Increase
1/1/2024 - 12/31/2028	\$503,500	\$20.30	\$41,958	\$1.69	-
1/1/2029- 12/31/2033	\$513,570	\$20.71	\$42,798	\$1.73	2.00%
1/1/2034- 12/31/2038	\$523,841	\$21.12	\$43,653	\$1.76	2.00%
Option 1: 1/1/2038- 12/31/2043	\$534,318	\$21.55	\$44,527	\$1.80	2.00%
Option 2: 1/1/2043- 12/31/2048	\$545,005	\$21.98	\$45,417	\$1.83	2.00%
Option 3: 1/1/2048- 12/31/2053	\$555,905	\$22.42	\$46,325	\$1.87	2.00%
Bold = Current Rent					



Market Overview - Buford, GA

Area Overview Buford, GA

Buford is a city in Gwinnett and Hall counties, **located 35 miles / 40 minutes by car northeast of Atlanta**. As of the 2020 U.S. Census, **Buford had a population of 17,144 residents**. The city is known for its rich history, dating back to its founding in 1872 and incorporation in 1896. Today, Buford blends small-town charm with suburban convenience, offering a high quality of life with access to urban amenities.

Economic Overview

Buford's economy is diverse, with **key industries including retail, manufacturing, healthcare, and education**. The city's retail sector is **buoyed by the Mall of Georgia, the largest shopping mall in the state**, drawing visitors and consumers from across the region. Manufacturing and healthcare also represent significant employment sectors, benefiting from the city's strategic location and skilled workforce.

In 2023, the largest industries in Buford, GA were Retail Trade (1,348 people), Manufacturing (875 people), and Health Care & Social Assistance (750 people), and the highest paying industries were Professional, Scientific, & Technical Services (\$118,125), Wholesale Trade (\$82,563), and Public Administration (\$72,143).

Largest Employers - Atlanta MSA

Employer	Industry	Estimated FTE Employees
Delta Air Lines	Transportation	~42,300
Emory University & Healthcare	Education & Healthcare	~32,095
The Home Depot	Retail	~16,510
Northside Hospital	Healthcare	~16,000
Piedmont Healthcare	Retail	~15,900
Wellstar Health System	Healthcare	~15,353
Kroger	Retail	~15,000
AT&T	Telecommunications	~15,000
Publix Super Markets	Retail	~14,753
UPS	Logistics	~14,594
Marriott International	Hospitality	~12,000

Major Attractions

- **Mall of Georgia:** The largest shopping mall in Georgia, featuring a wide range of retail stores, dining options, and entertainment venues.
- **Lake Lanier Islands:** A resort area offering beaches, water parks, and recreational activities on the shores of Lake Lanier.

Demographics	1 Mile	3 Mile	5 Mile
2024 Population	3,949	56,370	149,059
2029 Population	4,129	59,529	157,237
2024 Households	1,342	19,010	49,104
2029 Households	1,405	20,108	51,887
Avg Household Income	\$84,554	\$109,344	\$112,214
Median Household Income	\$49,106	\$77,190	\$89,579
Median Home Value	\$284,482	\$357,520	\$334,583



Downtown Atlanta



Downtown Atlanta



Tenant Synopsis - Crunch Fitness

Tenant

Crunch Fitness, legally known as Crunch Holdings, LLC, is a privately held company founded in 1989 in New York City's Greenwich Village by Doug Levine. The company is headquartered in New York City and operates a mix of corporate-owned and franchised fitness clubs. As of 2025, Crunch Fitness has more than 500 locations globally, primarily in the United States, and serves between 2.5 and 3 million members. A significant portion of its clubs are franchised, which has been a major driver of its expansion strategy.

Ownership of the company has shifted over time. It was previously controlled by TPG Growth, but in April 2025, Leonard Green & Partners (LGP) acquired a majority stake, buying out TPG and other minority shareholders.

Crunch Fitness continues to expand aggressively through its franchise network, introducing upgraded "Crunch 3.0" locations that emphasize larger spaces, improved amenities, and specialized training areas. Memberships are competitively priced, often starting around \$9.99 to \$10 per month, which supports broad appeal and accessibility.

Guarantor

CR Fitness Holdings, LLC operates over 70 Crunch Fitness locations and is one of the largest Crunch Fitness franchisees. The franchisee has locations in FL, GA, NC, TX, AZ, and TN. CR Fitness Holdings, LLC has been consistently recognized as a top franchisee by parent company Crunch Fitness.



YEAR FOUNDED
1989



COMPANY TYPE
Private



HEADQUARTERS
New York, NY



WEBSITE
crunch.com



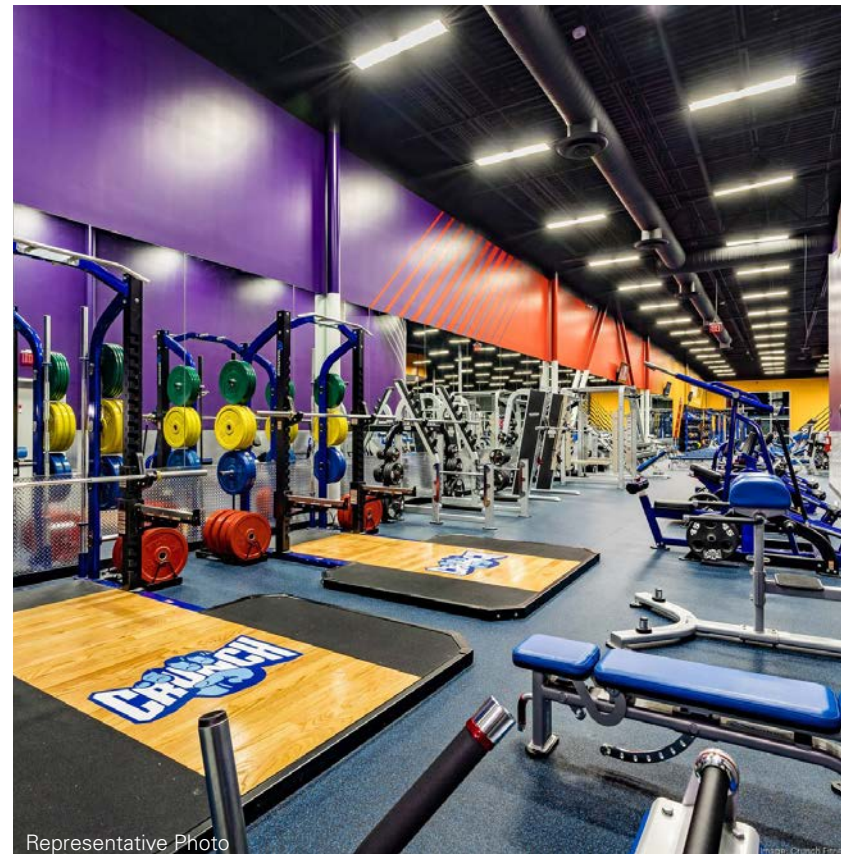
LOCATIONS
500+



CREDIT RATING
Not Rated

Crunch Fitness

Trade Name	Crunch Fitness
Company Type / Ticker	N/A- Private Company
Credit Rating / Outlook	N/A- Private Company
Number of Locations	500+
Annual Revenue	\$1.7 Billion (Reuters Est.)
EBITDA	\$100 Million (Reuters Est.)
Average Revenue (AUV)	\$2,506,000 (SharpSheets)



Representative Photo



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