



OFFERING SUMMARY

Cap Rate:	7%
NOI:	\$426,854
RBA:	23,011 SF
Lot Size:	2.89 Acres
Zoning:	MXD
Guarantee:	Gold's Gym International
Tenant:	GBG, Inc
Lease Type:	NNN
Renewal Options:	Two 5-Year Options
Rent Increases:	2.5%
Price:	\$6,000,000

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HIGHLIGHTS

ROBUST LEASE GUARANTEE FROM GOLD'S GYM INTERNATIONAL, INC

Under the ownership of RSG Group GmbH since 2020, the world's largest gym operator. The tenant/franchisee successfully manages 29 Gold's Gyms in DC, MD, and VA. This particular location is meticulously maintained, consistently clean, and experiences high foot traffic throughout the day.

THE LEASE TERMS INCLUDE ANNUAL RENT INCREASES OF 2.5%

7 years are remaining on their current lease with annual escalations of 2.5% following two Five-year renewal options.

THE PROPERTY BOASTS A PRIME LOCATION

Visibility from I-270 and Buckeystown Pike, ensuring prominence. Additionally, the area offers a range of nearby amenities and easy access to major transportation routes.

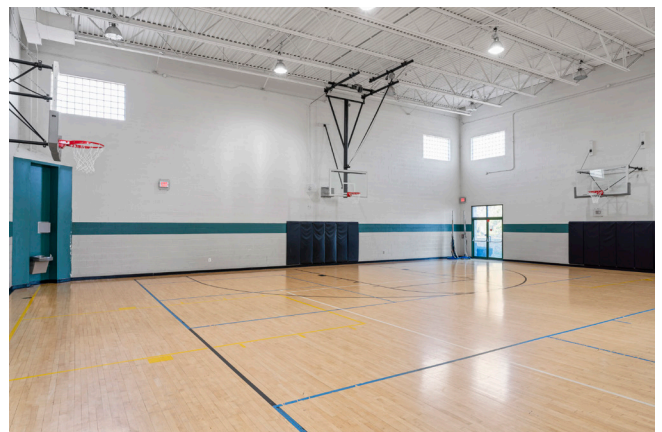
FUTURE REDEVELOPMENT OPPORTUNITY

Noteworthy is the property's low FAR (Floor Area Ratio), allowing for potential future building expansion with a building coverage of 0.18. This flexibility opens the door for strategic growth on the site.

PARKING IS A STRONG ASSET

Featuring an above-average 6.00/1000 Parking Ratio with 145 spaces. This ample parking not only meets current demands but also positions the property to command a future rent premium, making it particularly appealing to certain tenants.

Secure your investment in a location that combines reliability, growth potential, and strategic advantages.



NEIGHBORHOOD



BY THE NUMBERS



24,645
Total Employees
2 Mile Radius



\$103,346
Average HH Income
2 Mile Radius



24,279
Total Population
2 Mile Radius

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EXECUTIVE SUMMARY

Capital Investment, LLC is delighted to represent the property ownership in the marketing of 5245 Westview Drive, Frederick, Maryland for sale. This 23,011 SF building, situated on 2.89 acres, is under a NNN lease to GBG, Inc., a 29-unit Gold's Gym operator in DC, MD, and VA. The lease benefits from the guarantee of Gold's Gym International, Inc., recently acquired by RSG Group GmbH, the world's largest gym operator. RSG Group GmbH invests globally in fitness brands, holding ownership of 18 brands across 48 countries.

This gym facility has been in operation since 1999. 7 years are remaining on their current lease with annual escalations of 2.5% following two Five-year renewal options.

The property features a versatile layout, including 5,000 SF with 27' clear heights for a basketball court and 18,000 SF with 14' clear heights for the rest of the gym. The 145 parking spaces offer a parking ratio of 6.00/1,000 SF. With a low 0.18 lot coverage, there's potential for future expansion.

Direct visibility from I-270 and Buckeystown Pike, coupled with proximity to major employers and amenities, makes this property strategically located. Frederick, one of Maryland's fastest-growing cities, projects a population growth of 8.31% over the next 5 years within a 3-mile radius.

In summary, this investment promises above-average returns in a high-profile location, minimal management requirements, annual rent escalations, and various future options due to the extensive land area.



51 WALK SCORE



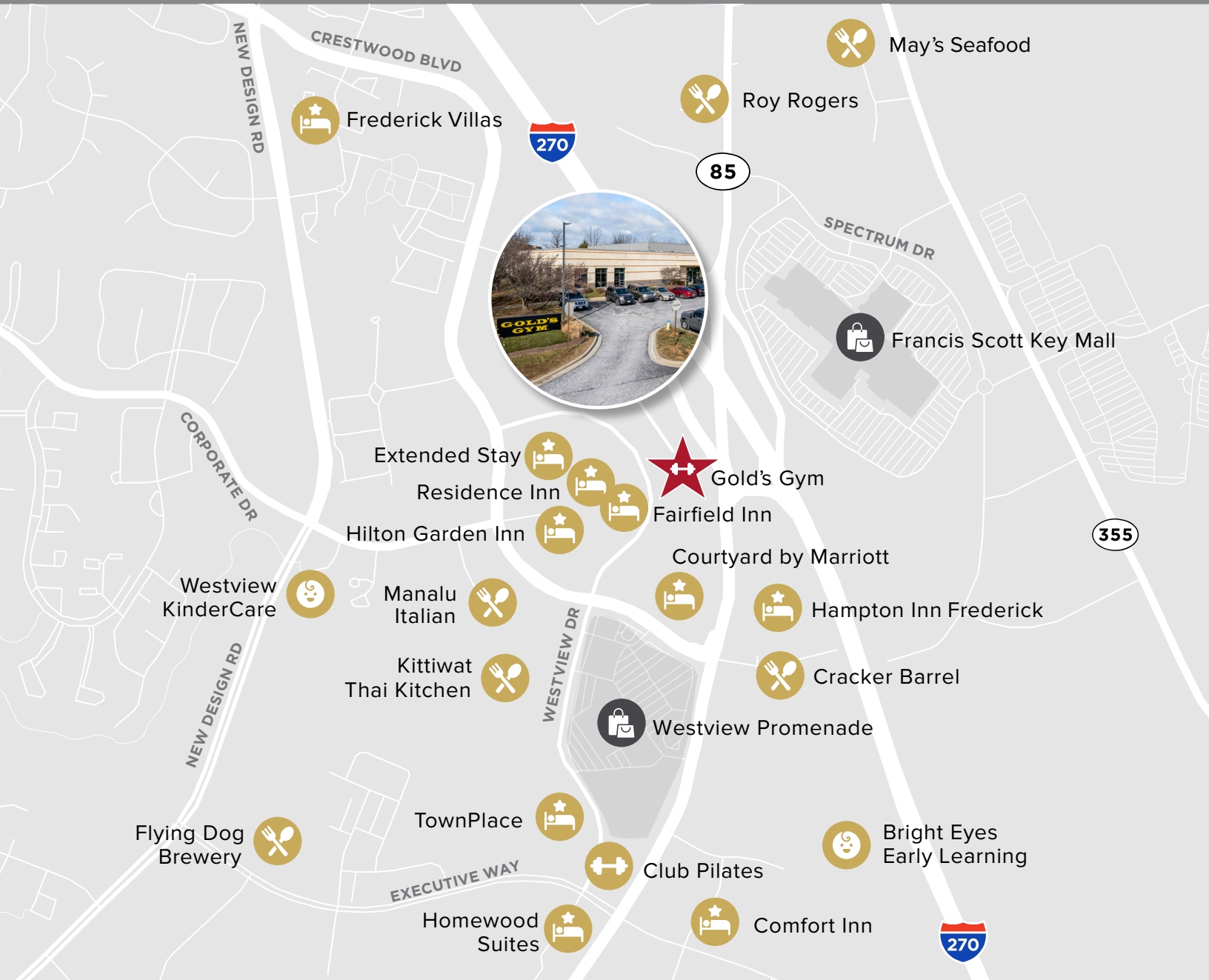
38 BIKE SCORE

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WESTVIEW PROMENADE (2 MIN DRIVE)

IHOP
Cafe Rio
Champion Billiards
Chipotle
Krispy Kreme
Matutake Sushi & Steak

McDonald's
MOD Pizza
MOM's Market
PNC Bank
Poke Bowl
Regal Cinema

Starbucks
TGI Friday's
The UPS Store
Wild Berries

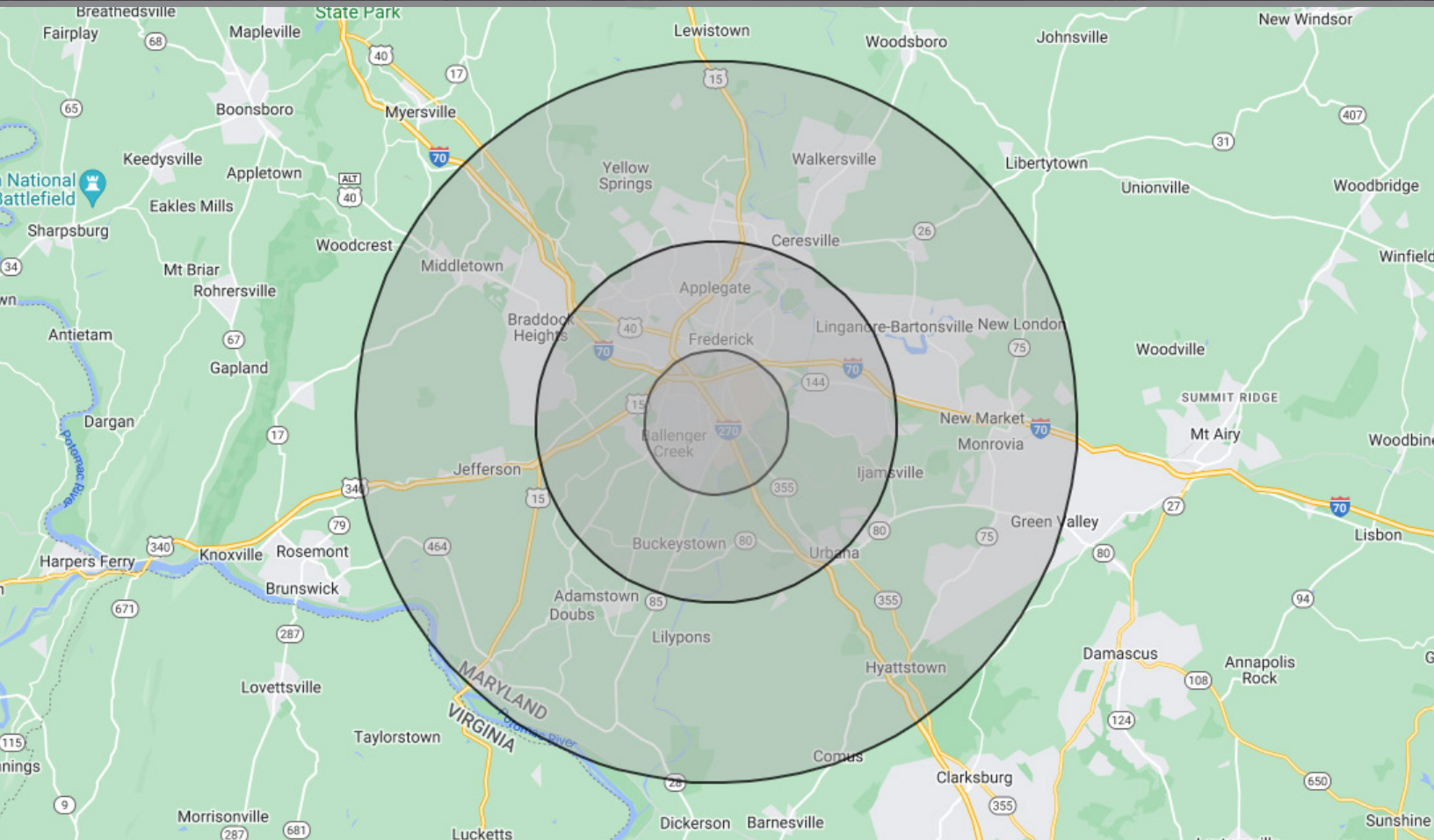


FRANCIS SCOTT KEY MALL (4 MIN DRIVE)

Applebee's
Auntie Anne's
CAVA
Chick-fil-A
Chopsticks Express

Jersey Mike's Subs
Olive Garden
Panera Bread
Red Robin
Rosa's Pizza

Staples
Taco Bell
Tanzo Japanese Steakhouse
UNO Pizzeria & Grill



POPULATION	2 Miles	5 Mile	10 Miles
Total Population	24,279	118,291	223,230
Average Age	37.5	38.1	39.5
Bachelor's Degree or Higher	36%	39%	42%
HOUSEHOLDS & INCOME	2 Miles	5 Mile	10 Miles
Total Households	9,360	44,650	82,268
# Of Persons Per HH	2.5	2.6	2.7
Average HH Income	\$103,346	\$110,241	\$127,119
Average House Value	\$271,665	\$307,837	\$355,370

**Demographic data derived from 2022 US Census*

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