

MSA SWIM LEASE-BACK INVESTMENT SALE

309 Chestnut Parkway, Indian Trail, NC 28079

Sale Price: Call for Details



Realty Group



Building/Lease Details

- **Indoor Swimming Pool and Training Facility:** Very well maintained single-story building sits on a **2.43 acre** parcel.
- The building offers **13,824 SF** of versatile space, designed to accommodate a variety of swim services.
- Ample parking, strategic location
- Single tenant, 100% Occupied
- Long term lease
- Attractive CAP Rate

Demographics

Radius:	2 Miles	5 Miles
Population:	18,012	120,138
Average HH Income :	\$97,035	\$117,910
Households:	6,693	42,902

Traffic Counts: Indian Trail Rd &
Independence: 58,909 vpd



CALL FOR DETAILS

Investment Details

- **Growing Industry:** The U.S. swim school market is projected to reach \$3.5 billion by 2027, driven by increased demand for swim lessons and fitness programs. (IBISWorld)
- **Consistent Memberships:** Over 52% of U.S. households participate in some form of aquatic activity annually, ensuring a steady customer base. (Sports & Fitness Industry Association)
- **Diverse Revenue Streams:** Memberships & day passes, Swim lessons & coaching programs (youth & adult)
- **Competitive swim** teams & aquatic training
- **Fitness & therapy** classes, event rentals & corporate wellness programs
- **Community Anchor**

CONTACT: Ashley or Summer | 704-248-4818 | Ashley@inkrg.com | Summer@inkrg.com