

MSA SWIM LEASE-BACK INVESTMENT SALE

13959 Tom Short Rd, Waxhaw, NC 28173

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 1.98 acre parcel.
- The building offers **13,608 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:	26,471	146,588
Average HH Income :	\$192,408	\$158,668
Households:	8,588	52,924
Traffic Counts: Rea Rd at Tom Short Rd: 24,333 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**

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