

FOR SALE

ANYTIME FITNESS
2905 W. Kennedy Boulevard
Tampa, Florida 33609



EXCLUSIVE
— REALTY —



INVESTMENT HIGHLIGHTS

- NN Lease/Minimal Landlord Responsibilities
- 7,100 square feet on 0.33 Acres of Land
- In close proximity to national retailers Circle K, Walmart, Krispy Kreme, Publix, Starbucks, Taco Bell, CVS, Office Depot, T-Mobile, Wawa, TJ Maxx, LA Fitness and more
- Highly Visible with over 35,000 Vehicles Per Day
- Densely Populated Area with over 258,000 Residents within a 5 Mile Radius
- Annual Average Household Income Exceeds \$108,000 within a 3 Mile Radius

PRICE:	\$3,000,000
NOI:	\$162,000
CAP RATE:	5.4%
LEASE TYPE:	NN
LEASE TERM REMAINING:	4 YEARS

FOR MORE INFO CONTACT: STEVE SAGMANI/MARK JUNCAJ

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INVESTMENT OFFERING

Exclusive Realty is pleased to present this 7,100 square foot Anytime Fitness located in Tampa, Florida. The property has a NN Lease with minimal Landlord responsibility.

The subject property is strategically located on W. Kennedy Boulevard and is in close proximity to national retailers Circle K, Walmart, Krispy Kreme, Publix, Starbucks, Taco Bell, CVS, Office Depot, T-Mobile, Wawa, TJ Maxx, LA Fitness and more. The Average Annual Household Income exceeds \$108,000 within a 5 Mile Radius making this affluent area an ideal location for this Anytime Fitness ensuring it's success.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant.



INVESTMENT SUMMARY

LIST PRICE:	\$3,000,000
NOI:	\$162,000
CAP RATE:	5.4%
BUILDING SIZE:	7,100 square feet
YEAR RENOVATED:	2007
LAND ACREAGE:	0.33 Acre
ZONING:	Commercial
TENANT:	Anytime Fitness
LEASE TERM REMAINING:	4 Years
LEASE TYPE:	NN
INSURANCE:	Tenant Responsibility
TAXES, ROOF, STRUCTURE, INSURANCE:	Landlord Responsibility
LEASE COMMENCEMENT:	October 1, 2020
LEASE EXPIRATION DATE:	March 2026
LEASE GUARANTOR:	Franchisee Guarantee
TENANT WEBSITE:	www.anytimefitness.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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TENANT PROFILE



Anytime Fitness is a franchise of 24-hour health and fitness clubs that is headquartered in Woodbury, Minnesota, United States. The company operates over 5,000 franchised locations in 50 countries. The gym facilities are open 24 hours a day, 365 days of the year. Anytime Fitness was the fastest growing health club franchise in 2014. In 2015, Entrepreneur Magazine ranked Anytime Fitness first on its global franchise list. Anytime Fitness is a subsidiary of Self Esteem Brands, LLC. As of 2018, Anytime Fitness had over 4,200 gym locations and 3 million clients in more than 32 countries. Each location is open 24 hours a day, 365 days out of the year. Members have secure access to all facilities (including during unstaffed hours) with a computerized key fob. There are gym locations in all 50 US states, Canada, Mexico, Australia, New Zealand, United Kingdom, Ireland, Grand Cayman, Poland, the Netherlands, Spain, Qatar, South Korea, India, Italy, Chile, Japan, Singapore, Malaysia and the Philippines. In 2016, the company had 188 employees, but its new Woodbury office can hold up to 300. Each club has a security system in place that contains cameras, recorded card swipes, and the ability to notify a security company if a patron is injured or feels unsafe. ProVision Security, an Anytime Fitness-owned company, provides security

TENANT OVERVIEW

Parent Company:	Anytime Fitness
Founded:	2002
Total Revenue:	\$1.45 Billion
Headquarters:	Woodbury, Minnesota
Website:	www.anytimefitness.com

TENANT HIGHLIGHTS

- In 2010, the International Health, Racquet, and Sportsclub Association named Anytime Fitness the fastest growing fitness club
- Franchise Chatter titled Anytime Fitness as the franchise with the best business model in 2011
- Forbes ranked the company 14th as America's most promising companies
- In 2020 Anytime Fitness was ranked twenty-second on the Entrepreneur Magazine franchise 500 list.

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DEMOGRAPHICS

INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
W Kennedy Blvd & S Habana Ave E	35,925	Total Population	129,682	258,221	724,998
W Kennedy Blvd & S Woodlynn Ave W	42,282	Total Households	57,970	109,589	292,289
W Kennedy Blvd & Henderson Blvd W	45,000	Average HH Income	\$108,999	\$93,084	\$77,472

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Tampa is a city on the Gulf Coast of the U.S. state of Florida. The city's borders include the north shore of Tampa Bay and the east shore of Old Tampa Bay. Tampa is the largest city in the Tampa Bay area and the seat of Hillsborough County. Tampa is the third-most populated city in Florida after Jacksonville and Miami and is the 52nd most populated city in the United States. Tampa functioned as a military center during the 19th century with the establishment of Fort Brooke. The cigar industry was also brought to the city by Vincente Martinez Ybor, after whom Ybor City is named. Tampa was formally reincorporated as a city in 1887, following the Civil War. Today, Tampa's economy is driven by tourism, health care, finance, insurance, technology, construction, and the maritime industry. The bay's port is the largest in the state, responsible for over \$15 billion in economic impact. The city is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area which is a four-county area composed of roughly 3.1 million residents,[4] making it the second-largest metropolitan statistical area (MSA) in the state and the fourth largest in the Southeastern United States, behind Washington D.C., Miami, and Atlanta. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas. As of 2018, Tampa's annual growth rate is 1.63%.



Busch Gardens

Busch Gardens Tampa Bay is the ultimate family adventure, combining world-class thrill rides, live entertainment and more than 12,000 animals. Challenge a 335-foot drop tower, Falcon's Fury, or race like a cheetah on Cheetah Hunt. Busch Gardens' newest attraction, Cobra's Curse puts a spin on family thrills with this one-of-a-kind spin coaster.



The Florida Aquarium

Go from tree level to sea level while being entertained and educated at The Florida Aquarium! With thousands of animals and plants including sharks, alligators, seahorses and more, you're sure to have an amazing aquatic experience.



Zoo Tampa at Lowry Park

Experience wildlife like nowhere else! See Florida manatees receiving lifesaving care. Get up-close to a rescued Florida panther. Take a stroll down a shaded boardwalk – where you'll find native birds, otters, alligators, bears, skunks, and other Florida wildlife – to the thrilling family water adventure Roaring Springs!



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