

24 Hour Fitness

7420 METCALF AVENUE :: OVERLAND PARK, KS

Capital Markets | National Retail Investment Group



Representative Photo

THE OFFERING: CBRE Inc. is pleased to present this net leased 24 Hour Fitness facility located in Overland Park, KS. The tenant has been at the site since 2005 and has 10+ years of term remaining with 4-5 year options. The lease includes 10% bumps in the base term and each of the option periods. The lease is guaranteed by 24 Hour Fitness USA, Inc. and Tenant is responsible for roof membrane, HVAC and parking lot repair and maintenance. Fitness Magazine recently ranked 24 Hour Fitness #1 on its "Top 20 Gyms in America" list.

OFFERING PRICE:	\$6,568,000
CURRENT NOI:	\$459,800 *
CAP RATE:	7.0%
BUILDING SIZE:	15,700 SF
LEASE EXPIRATION:	September 25, 2025
RENT INCREASES	10% Every 5 Years (+ Options)



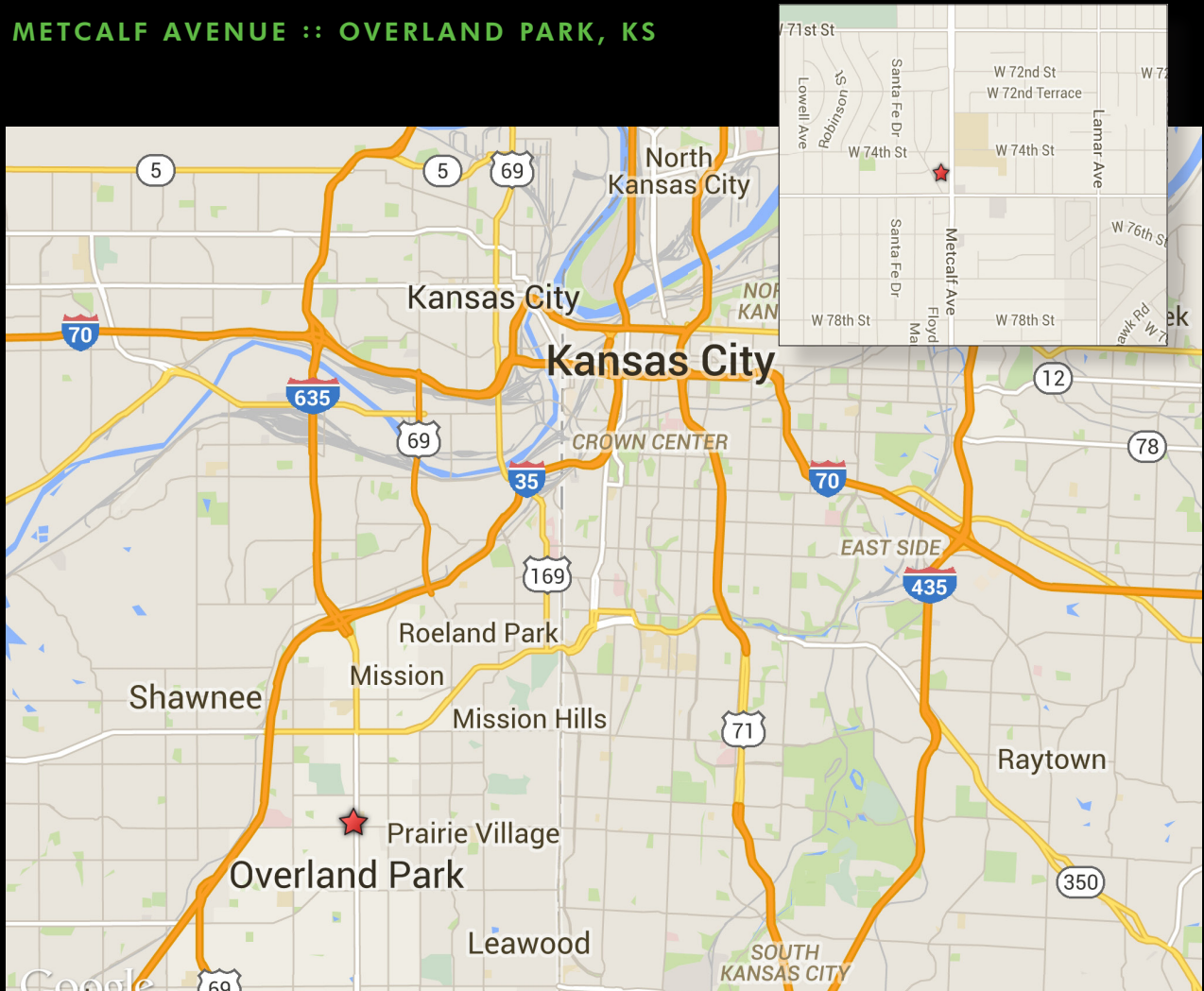
* The rent increases to \$459,800 on September 26, 2015



To learn more about 24 Hour Fitness, visit the company website
www.24HourFitness.com



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ABOUT THE MARKET:

The Property serves a trade area featuring one of metropolitan Kansas City's strongest demographic profiles. The trade area includes the communities of Overland Park and Leawood, as well as a portion of Lenexa, Olathe, Prairie Village, and the southwest corner of Kansas City. Within a three-mile radius are over 79,700 residents with an average household income of \$104,785 and a median household income of \$73,675. The area's population is expected to grow 4.0% over the next five years.



Actual Property Photo

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