



Multidisciplinary Fitness Opportunity


The Fontana Center

709 Kaliste Saloom Rd, Lafayette, LA



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 **The Fontana Center**
709 Kaliste Saloom Rd, Lafayette, LA





Property Highlights

- Opportunity to expand your fitness brand by taking over The Fontana Center
- Current revenue stream in place with the existing fitness program
 - Pre-covid membership enrollment was 500-600 members (generating \$30,000/month)
 - Currently has 400 members (generating approximately \$28,000/month)
 - Membership rate ranges from \$55-100/month
 - Does not include their swim school program revenue
- ± 20,654 SF clinic located on highly trafficked Kaliste Saloom Rd
- **Building Breakdown:**
- **First Floor:**
 - **5,571 SF**
 - Non-climate controlled warehouse currently used for Industrial Occupational Therapy; Ceiling height approx. 22'
 - **5,606 SF**
 - Indoor 250,000 gallon Olympic sized pool; recently resurfaced (heated with Pentair MasterTemp 400's)
 - **6,393 SF**
 - Lobby/member check-in area
 - Plenty of administrative office space
 - PT & Full fitness/weight training area
 - Men's & Women's locker rooms with showers/restrooms
 - Breakroom
- **Second Floor:**
 - **3,084 SF**
 - Meeting/aerobic rooms
- Situated in flood zone X (minimal chance of flood event)
- Large parking lot with 83 marked spaces including 4 handicap accessible
- Option to continue with current administrative staff
- Price includes book of business. Furniture and equipment sold separately.





Overview

BUILDING SIZE
20,654 Sq. Ft.

GLA
75,189 Sq. Ft.

PURCHASE PRICE
\$2,040,000.00

LEASE PRICE
See Agent

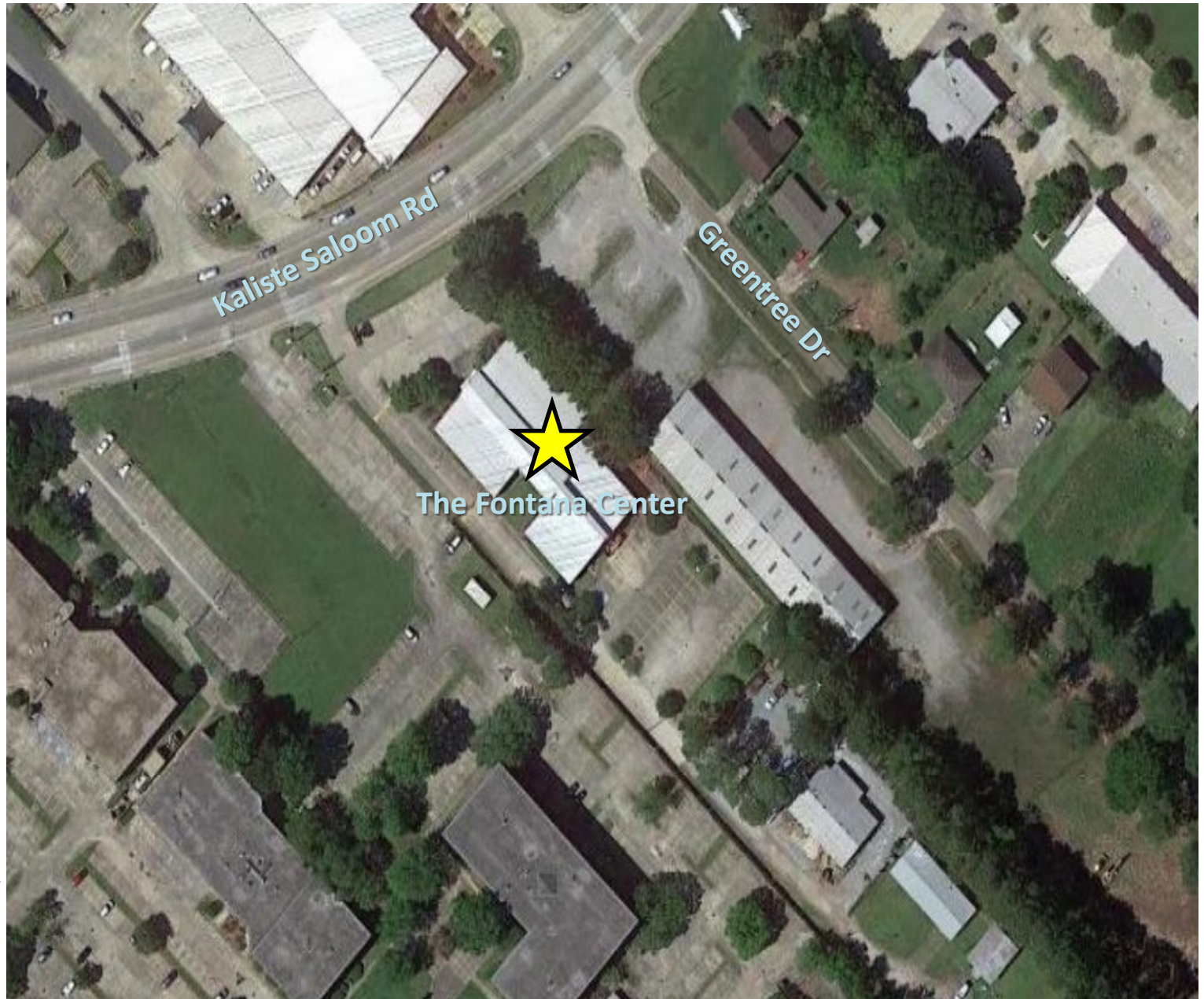
TRAFFIC COUNT
42,617 Cars Daily

TOTAL POPULATION
170,934 (within 15 minutes)

TOTAL BUSINESSES
11,280 (within 15 minutes)

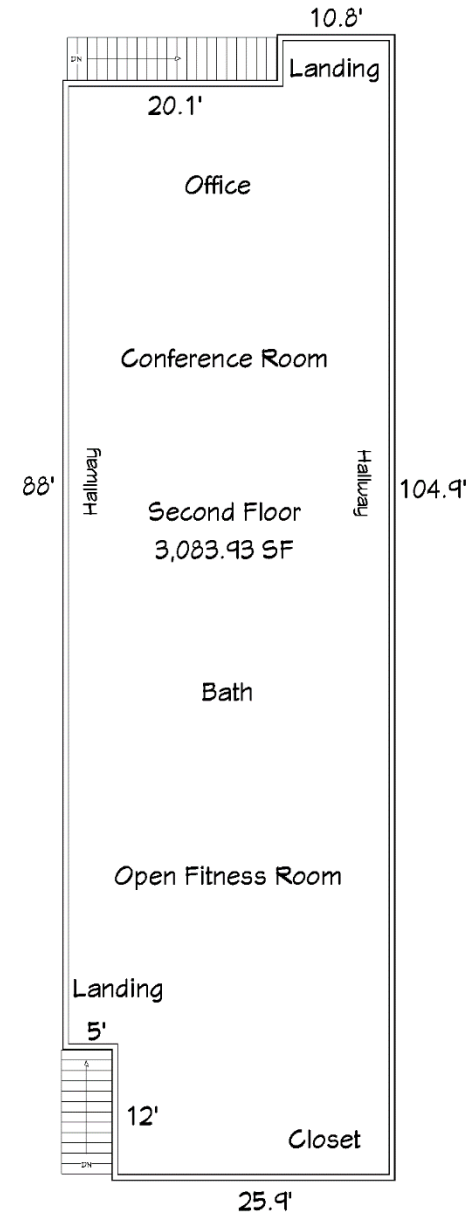
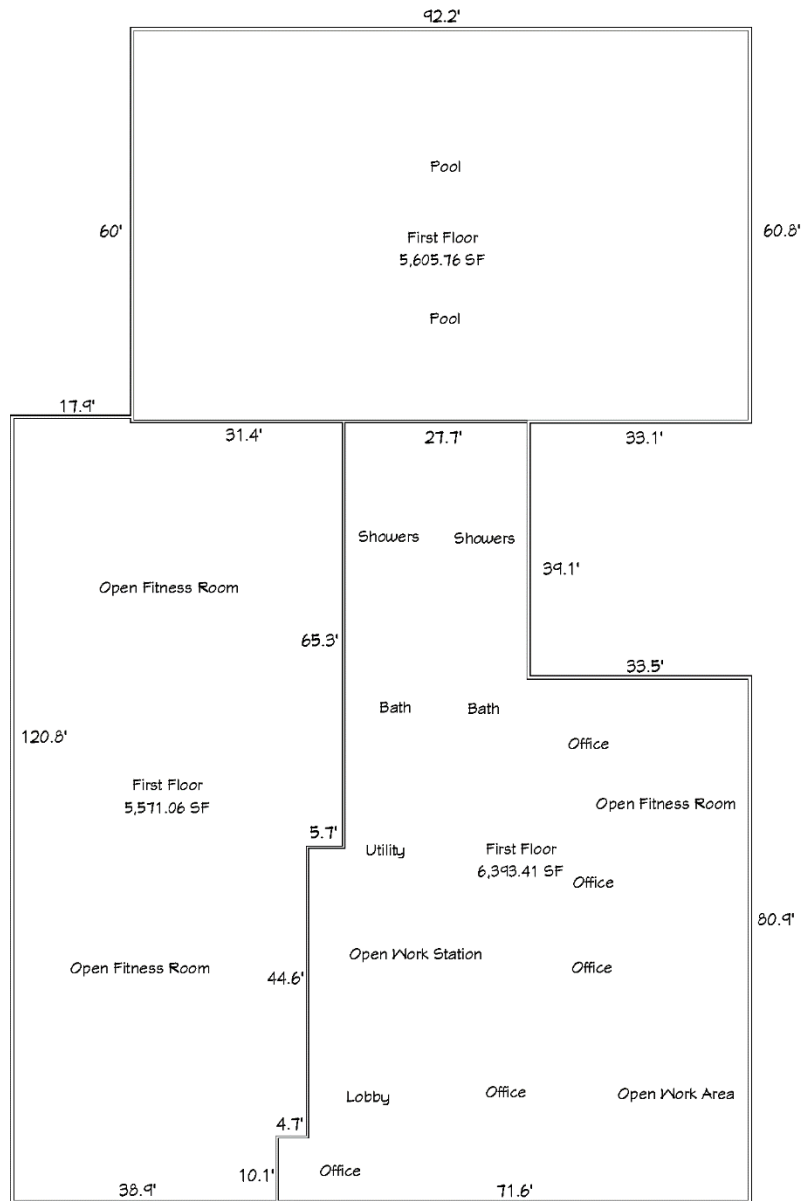
TOTAL HOUSEHOLDS
68,589 (within 15 minutes)

MEDIAN HOUSEHOLD INCOME
\$51,580 (within 15 minutes)





Floor Plan



*SIZES AND DIMENSIONS ARE APPROXIMATE AND NOT GUARANTEED. DRAWN FOR ILLUSTRATION PURPOSES ONLY.



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