

NNN INVESTMENT OPPORTUNITY

PLANET FITNESS ANCHORED RETAIL CENTER

1186 WALNUT BOTTOM ROAD, CARLISLE, PA 17015 / PROFILE #3604 COSTAR #10903218



CARLISLE, PENNSYLVANIA



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EXECUTIVE SUMMARY



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PROPERTY DETAILS

PROPERTY NAME:	Planet Fitness Anchored Retail Center
PROPERTY ADDRESS:	1186 Walnut Bottom Road, Carlisle, PA 17015
CENTER:	Walnut Bottom Towne Center
COUNTY:	Cumberland
TOWNSHIP:	South Middleton
PROPERTY TYPE:	Retail
APN:	40-23-0604-022-U2
TAXES:	\$28,310.79 (2017)
BUILDING CLASS:	A
LOT SIZE:	0.70 Acres
ZONING:	General Commercial
YEAR BUILT/RENOVATED:	1997/2009
NUMBER OF STORIES:	Single
DOCK DOORS:	1
PARKING SPACES (IN COMMON):	140+
TRAFFIC COUNT:	10,140 VPD



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ADDITIONAL PHOTOS



FINANCIAL SUMMARY

THE OFFERING

Property	Planet Fitness Junior Strip
Property Address	1186 Walnut Bottom Road, Carlisle, PA 17015
Price	\$3,050,000
Capitalization Rate	9.6%
Price/SF	\$127.34
Current NOI	\$291,305

PROPERTY DESCRIPTION

Year Built / Renovated	1997/2009
Gross Leasable Area	23,584
Zoning	General Commercial
Type of Ownership	Condominium

LEASE SUMMARY

Tenants	Planet Fitness Inc. / Carlisle Dermatology Group Inc. / Holiday Hair Inc.
Rent Increases	See Rent Roll
Guarantor	National Fitness Partners, LLC (NFP)
Lease Type	NNN
Lease Commencement	See Rent Roll
Lease Expiration	See Rent Roll
Lease Term (Years)	15
Term Remaining on Lease (Years)	5
Renewal Options	Yes
Landlord Responsibility	Structure/Roof
Tenant Responsibility	All other expenses
Right of First Refusal	No



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RENT ROLL

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Planet Fitness Inc.	17,632	2009	2022	\$180,500	75%	\$10.24
Carlisle Dermatology Group Inc.	4,752	2019	2024	\$92,625	20%	\$19.50
Holiday Hair Inc.	1,200	1997	2021	\$18,180*	5%	\$15.15
Totals/Averages	23,584			\$291,305		

*Note: Rent does not include percentage rent as provided for under current lease renewal.



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ADDITIONAL PHOTOS



RETAILER MAP



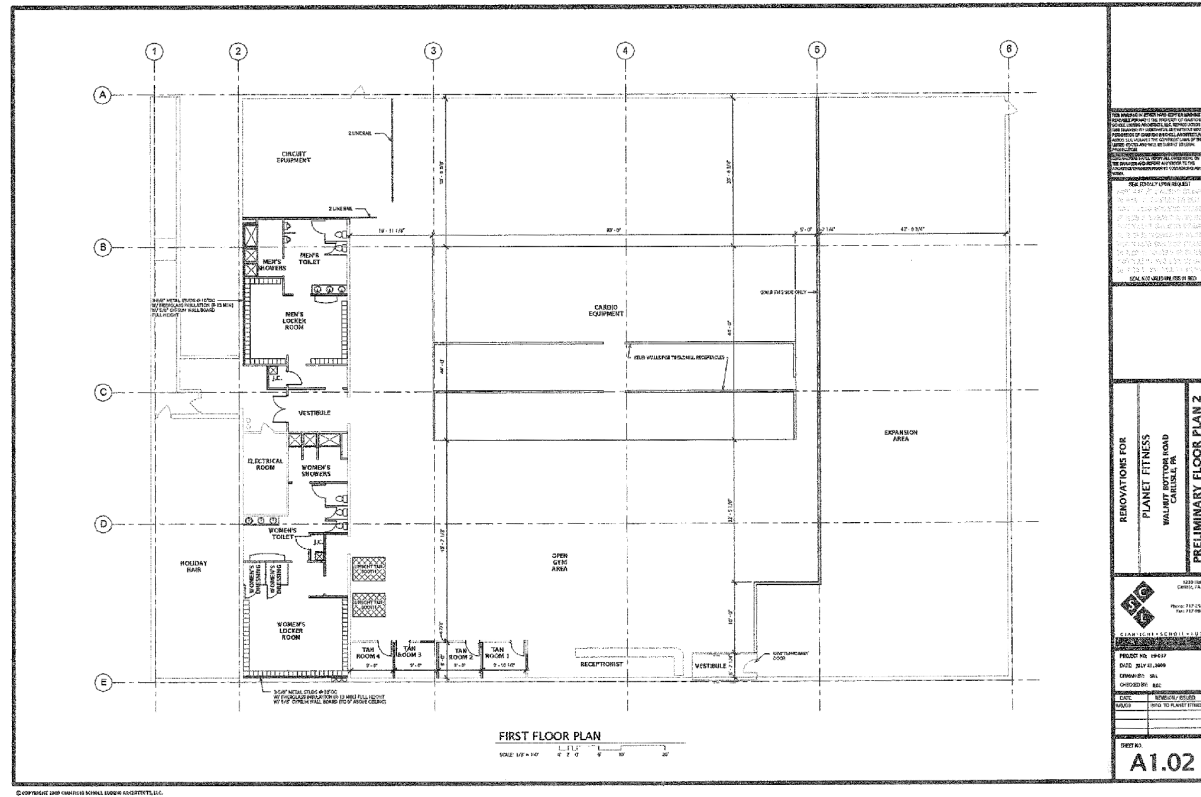
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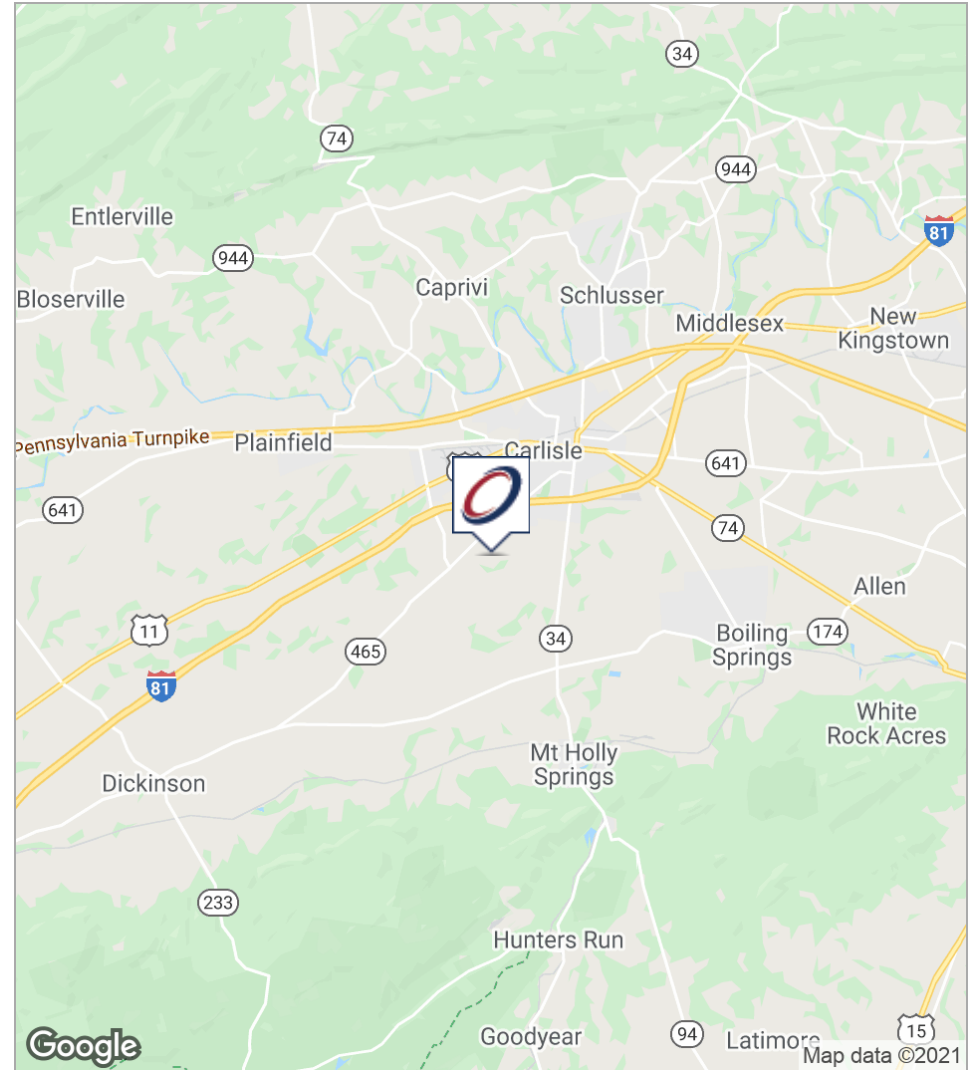
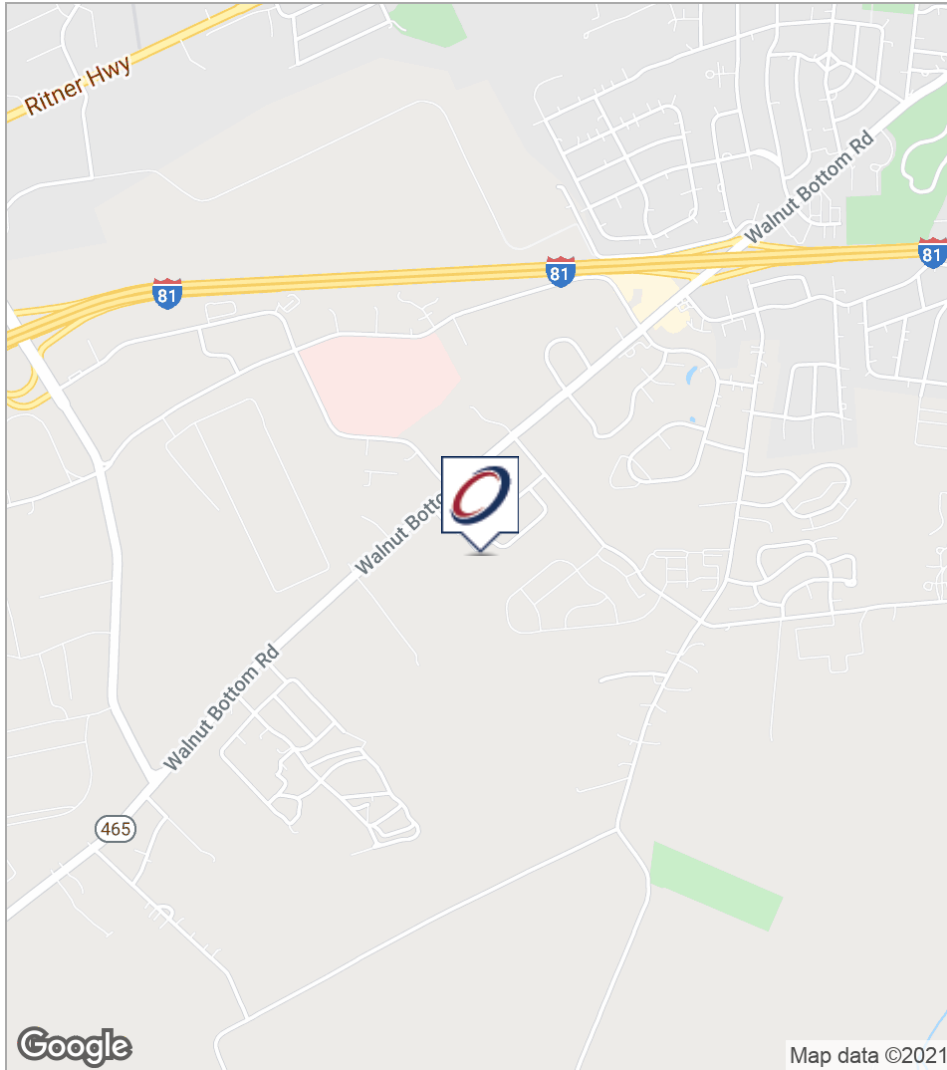
SITE PLAN

1186 Walnut Bottom Road
Carlisle, PA
Property #2436



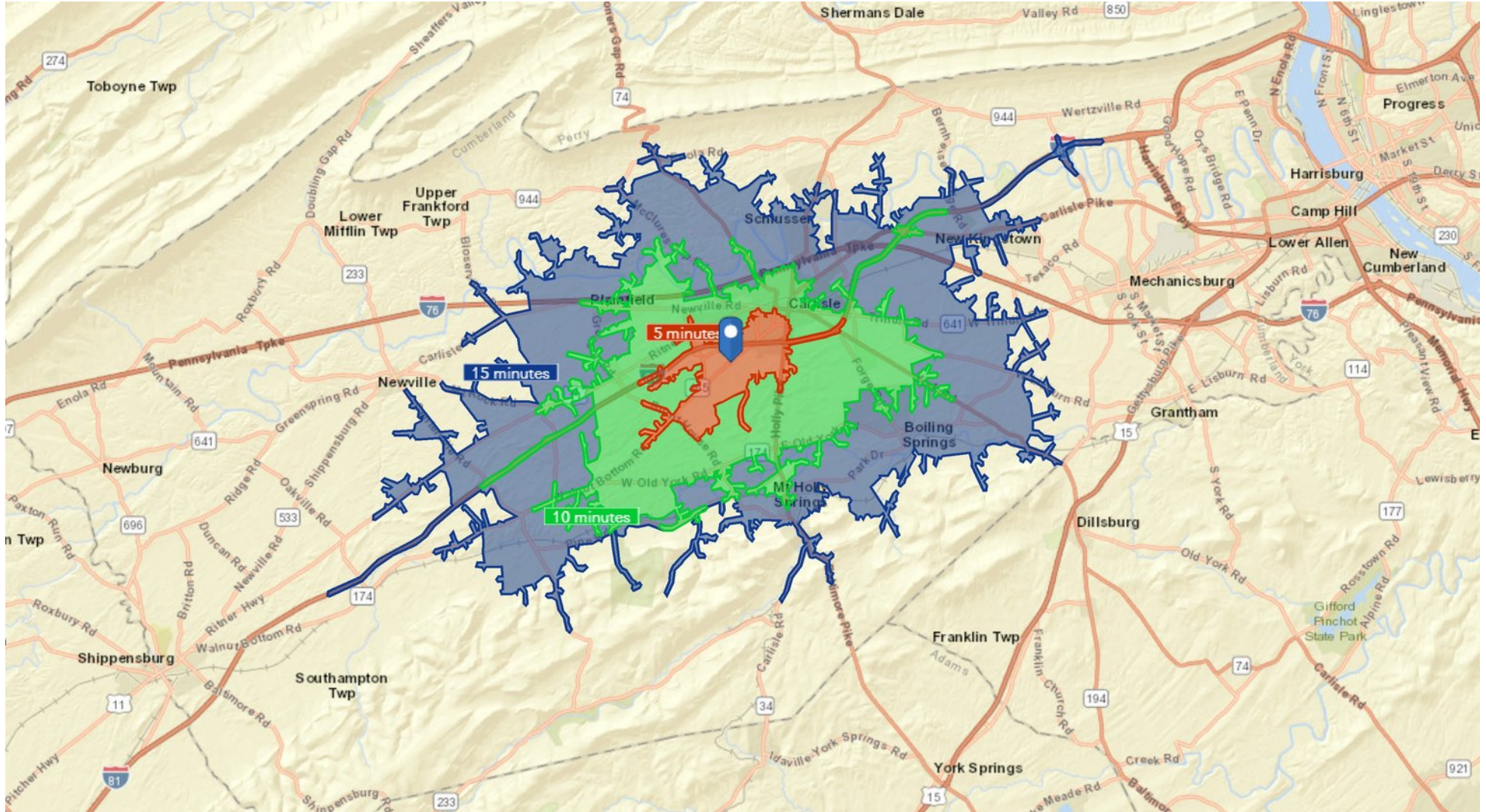
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LOCATION MAPS



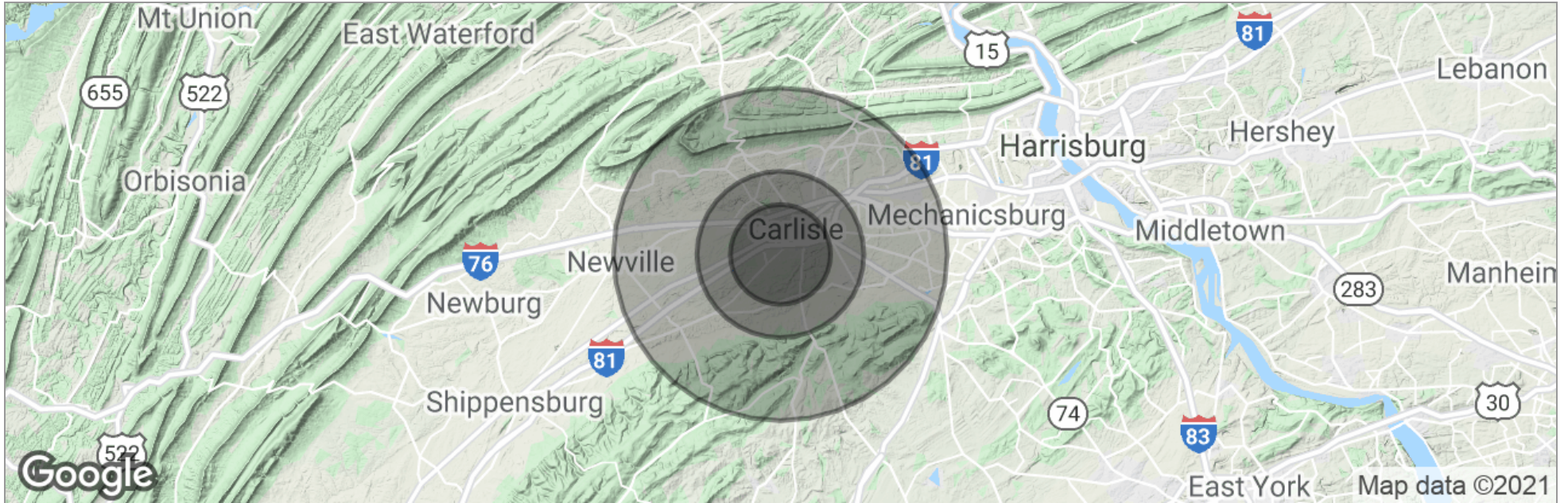
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DEMOGRAPHICS MAP



Total Population	25,490	46,515	90,895
Population Density	902	592	289
Median Age	38.2	39.6	41.1
Median Age (Male)	38.9	39.7	40.8
Median Age (Female)	39.0	40.4	42.1
Total Households	10,346	19,110	36,806
# of Persons Per HH	2.5	2.4	2.5
Average HH Income	\$62,491	\$64,676	\$69,211
Average House Value	\$226,562	\$219,107	\$199,289

* Demographic data derived from 2010 US Census



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