planet fitness

7530 Thunder Ln | **Powell, TN 37849**

Retail
Investment Opportunity
Offering Memorandum

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INVESTMENT HIGHLIGHTS

Property Highlights

- **Available as a Portfolio or Individually**
- **Prime Position in Booming Emory Road Retail Corridor** – Strategically located along the highly trafficked E Emory Road corridor with signalized access and over 27,000 VPD, the property benefits from excellent visibility, convenient access to I-75, and a position within one of North Knoxville's dominant retail nodes serving a rapidly growing residential base.
- **Located in One of Tennessee's Fastest-Growing Markets** – Knox County, Tennessee's third-most populous county with more than 500,000 residents, has experienced 7.4% population growth over the past five years and boasts average household incomes of approximately $104,460. Knoxville was recently ranked among the nation's top "moved-to" cities, supporting continued residential and economic expansion.
- **Surrounded by Major National Retailers** – The property is positioned among a strong lineup of national retailers including Walmart Supercenter, Kroger, Lowe's, Food City, Chick-fil-A, Subway, McDonald's, and Taco Bell, creating a powerful retail ecosystem that drives consistent consumer traffic and spending.
- **Affluent, Family-Oriented Trade Area** – Powell and North Knoxville continue to experience robust residential growth supported by strong schools, family-oriented neighborhoods, and an increasing concentration of dual-income households, providing long-term demand for health, wellness, and service-oriented retail uses.
- **Proximity to the University of Tennessee** – Located within the greater Knoxville MSA, the property benefits from the economic influence of the University of Tennessee, which enrolls more than 40,000 students and generates significant year-round consumer activity and regional spending.
- **Excellent Regional Connectivity** – With immediate access to Interstate 75, which carries more than 64,000 VPD, the property offers convenient connectivity to Knoxville's major employment centers, retail corridors, and surrounding communities.
- **Long-Term Lease Structure** – Constructed in 2024, the property offers minimal near-term capital expenditure requirements and approximately 12 years remaining on the initial lease term (expiring 8/24/2038), featuring 10% rent increases every five years, two 5-year renewal options, and a guaranty from ECP-PF: TN Operations, LLC.

FINANCIAL OVERVIEW

FINANCIAL SUMMARY

Investment Overview

Tenant	ECP-PF: TN Operations, LLC
Rent Commencement	January 1, 2024
Lease Expiration	August 24, 2038
Original Lease Term	15 Years
Lease Term Remaining	12 Years
Options Remaining	Two (2), 5-Years
Lease Type	Double Net (NN)
NOI	$390,494
Rent Increases	10% Every 5 Years

Property Details

±15,019 SF
GLA

±1.58 AC
Lot Size

2024
Year Built

±12 Years
Term Remaining

$6,006,000
List Price

6.50%
Cap Rate

Annualized Operating Data

Lease Year	Start Date	Annual Rent	Increase	Cap Rate
Years 1 - 5	**1/1/2024**	**$390,494**	**10%**	**6.50%**
Years 6 - 10	8/5/2028	$429,543	10%	7.15%
Years 11 - 15	8/5/2033	$472,498	10%	7.86%
Option 1	8/5/2038	$519,748	10%	8.65%
Option 2	8/5/2043	$571,722	10%	9.51%

PROPERTY OVERVIEW

Planet Fitness
7530 Thunder Ln | Powell, TN 37849


SW
Allison Park Condos
Neighborhood Homes
75
± 64,360 VPD
Kroger
WAFFLE HOUSE
CVS pharmacy
North Knoxville Medical Center
±220 Beds | ±777 Employees
ingles
bp
Chick-fil-A
ZIPS CAR WASH
E Emory Rd ± 23,510 VPD
DICKENS
TURF & LANDSCAPE SUPPLY
FIRST CENTURY BANK
Arby's
SUMMIT MEDICAL GROUP
Comfort INN & SUITES
REGIONS BANK
ZAXBY'S
TACO BELL
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Subject Property
THE ENDOSCOPY CENTER
Petros
EMORY RIDGE
HOME2 SUITES BY HILTON
UT Federal Credit Union


NW
planet fitness
pf

TENANT SUMMARY

Year Founded
1992

Headquarters
Hampton, NH

Ownership Status
Public (NYSE: PLNT)

Employees
4,400

Locations
2,700+ Clubs

Annual Revenue
$1.18 Billion (FY 2024)

Tenant Overview

Planet Fitness, Inc. is one of the largest fitness center franchisors and operators in the world, recognized for its affordable membership model and “Judgement Free Zone®” brand philosophy. Founded in 1992, the company has grown into a leading publicly traded fitness operator with more than 2,700 locations across North America and select international markets. Headquartered in Hampton, New Hampshire, Planet Fitness primarily serves casual and first-time gym users through a highly franchised business model that generates recurring membership revenue and supports long-term growth. Its strong brand recognition, national footprint, and value-oriented approach have positioned the company as a leader in the budget fitness industry.

Why Invest in Planet Fitness?

- Leading National Brand: One of the most recognized names in the fitness industry, supported by a differentiated, non-intimidating gym environment that appeals to a broad customer base.
- Extensive Geographic Presence: A network of more than 2,700 locations provides significant market penetration, brand visibility, and convenience for members.
- Stable Recurring Revenue Model: Monthly memberships generate predictable cash flow, while the franchise-heavy structure supports scalability and operational efficiency.
- Growth-Oriented Expansion Strategy: Continued domestic and international expansion through franchise development offers long-term growth potential.
- Resilient Value Proposition: Affordable pricing and broad consumer appeal position Planet Fitness to perform well across varying economic environments.
- Strong Market Position: The company maintains a leadership position within the high-value, low-price fitness segment, benefiting from strong customer retention and brand loyalty.

MARKET OVERVIEW

Planet Fitness
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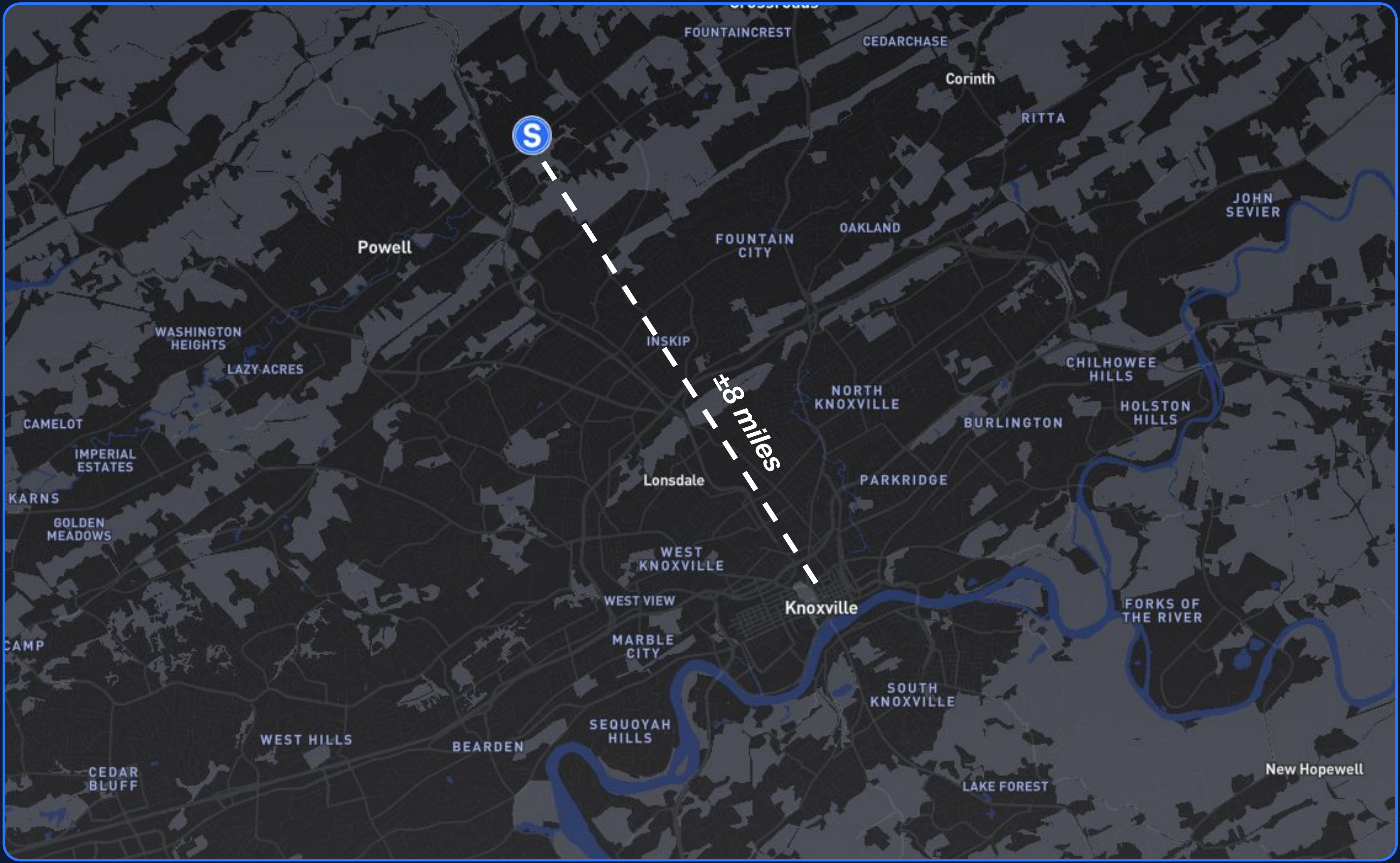

Powell, TN

Market Demographics

13,800
Total Population

$85,281
Median HH Income

5,008
# of Households

77%
Homeownership Rate

7,027
Employed Population

21%
% Bachelor's Degree

37
Median Age

$350,000
Median Property Value

Local Market Overview

Powell offers a stable and steadily growing residential market supported by its proximity to Knoxville and strong suburban appeal. The community attracts a mix of long-time residents and new households seeking larger lots, established neighborhoods, and convenient access to major employment corridors. Its balance of quiet residential character and nearby retail and dining amenities continues to support consistent housing demand.

The area's housing stock is primarily composed of single-family homes, with a blend of established properties and newer construction developments. Buyer interest remains healthy, particularly among families and professionals drawn to the area's schools, accessibility, and quality of life. Well-maintained homes tend to move efficiently, especially those in desirable subdivisions and near key commuter routes.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,022	34,058	99,772
Current Year Estimate	5,860	33,973	99,913
2020 Census	6,253	33,565	97,442
Growth Current Year-Five-Year	2.76%	0.25%	-0.14%
Growth 2020-Current Year	-6.29%	1.22%	2.54%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	2,511	14,045	42,339
Current Year Estimate	2,431	13,873	42,002
2020 Census	2,442	13,540	40,642
Growth Current Year-Five-Year	3.28%	1.24%	0.80%
Growth 2020-Current Year	-0.45%	2.46%	3.34%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$113,678	$114,677	$96,321

KNOXVILLE, TN MSA

Knoxville is a major city in the state of Tennessee and the county seat of Knox County. It is the third-largest city in Tennessee after Nashville and Memphis, with a population of just under ±200,000 residents. Nestled in the Tennessee Valley and surrounded by the Great Smoky Mountains, Knoxville serves as a gateway to one of the most visited national parks in the United States. It is a key economic and cultural hub for East Tennessee, with a blend of historical significance, natural beauty, and modern development.

Knoxville holds a unique place in the region's history and identity. The city is home to the University of Tennessee's flagship campus, which contributes to a vibrant academic and sports culture, especially around the beloved Tennessee Volunteers. Downtown Knoxville is known for its revitalized urban core, filled with live music venues, art galleries, and award-winning restaurants. Attractions like Market Square, the Sunsphere from the 1982 World's Fair, and the Knoxville Museum of Art draw both residents and tourists year-round.

Knoxville plays an important role in energy research and technology. It is located near Oak Ridge National Laboratory, one of the largest science and energy national laboratories in the U.S., which has helped position the region as a center for innovation. Manufacturing, logistics, and healthcare are also major industries in the area. With its affordable cost of living, proximity to outdoor recreation, and growing economic opportunities, Knoxville continues to draw new residents and businesses. Here are more facts and highlights about Knoxville, its community, and its growing regional importance.

Knoxville Receives Approximately 7.4 Million Annual Visitors

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