

FREESTANDING BUILDING FOR SALE

4800 Joe Ramsey Blvd E, Greenville, Texas 75401



AVAILABLE:

±5,156 SF Building on 1 Acre Lot

YEAR BUILT:

2013

OCCUPANCY:

100% - Anytime Fitness

SALE PRICE:

Contact Broker
Proforma NOI is ±\$43,645

TRAFFIC COUNTS:

US-380: 25,972 VPD east of site
US-380: 18,463 VPD west of site
(TXDOT 2022)

PROPERTY INFORMATION:

Located in the heart of Greenville, across from Hunt Regional Medical Center

Excellent visibility with frontage on Joe Ramsey, the main east/west thoroughfare in Greenville

Surrounded by multifamily developments and industrial/commercial businesses

Close proximity to downtown Greenville

Easy access to US-380, SH-69, SH-34 & I-30

DEMOGRAPHICS:

	1 mile	3 miles	5 miles
2023 Population	5,784	22,803	30,387
Households	2,263	8,680	11,498
Daytime Pop.	7,686	32,028	41,358
Avg. HH Income	\$48,126	\$67,757	\$77,313

For more information, please contact David English

972-961-8532 (o) • 214-676-6424 (m) • denglish@ridgepcr.com

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TENANT PROFILE

DBA: **Anytime Fitness**

Locations: **±5,000**

Corporate/Franchise: **Franchise**

Website: **anytimefitness.com**



Chuck Runyon and Dave Mortensen opened their first Anytime Fitness gym in 2002. Their concept was an alternative to big box gyms: A no-frills space with little supervision...just workout equipment that was available literally any time. Seventeen years later, Anytime Fitness is the **world's largest fitness franchise** company with **\$2 billion in annual revenue** and nearly **5,000 locations** on **all seven continents**.

Ranked the **#1 Top Global Franchise** by Entrepreneur Magazine.



Largest presence of any fitness franchise

Anytime Fitness is the first franchise on all 7 continents, with over 4,700 territories sold and 4 million members worldwide.



Our franchisee's success continues to grow

60% of our existing franchisees own more than one club because they've experienced the success of our business model.



A new member every minute

At Anytime Fitness, we have a new member join one of our clubs every minute of every day.



The best culture around for you and your members

Our culture is defined by People, Purpose, Profits, Play®. We look for hard working people with a purpose, who yearn for financial success and find the fun in everything they do.

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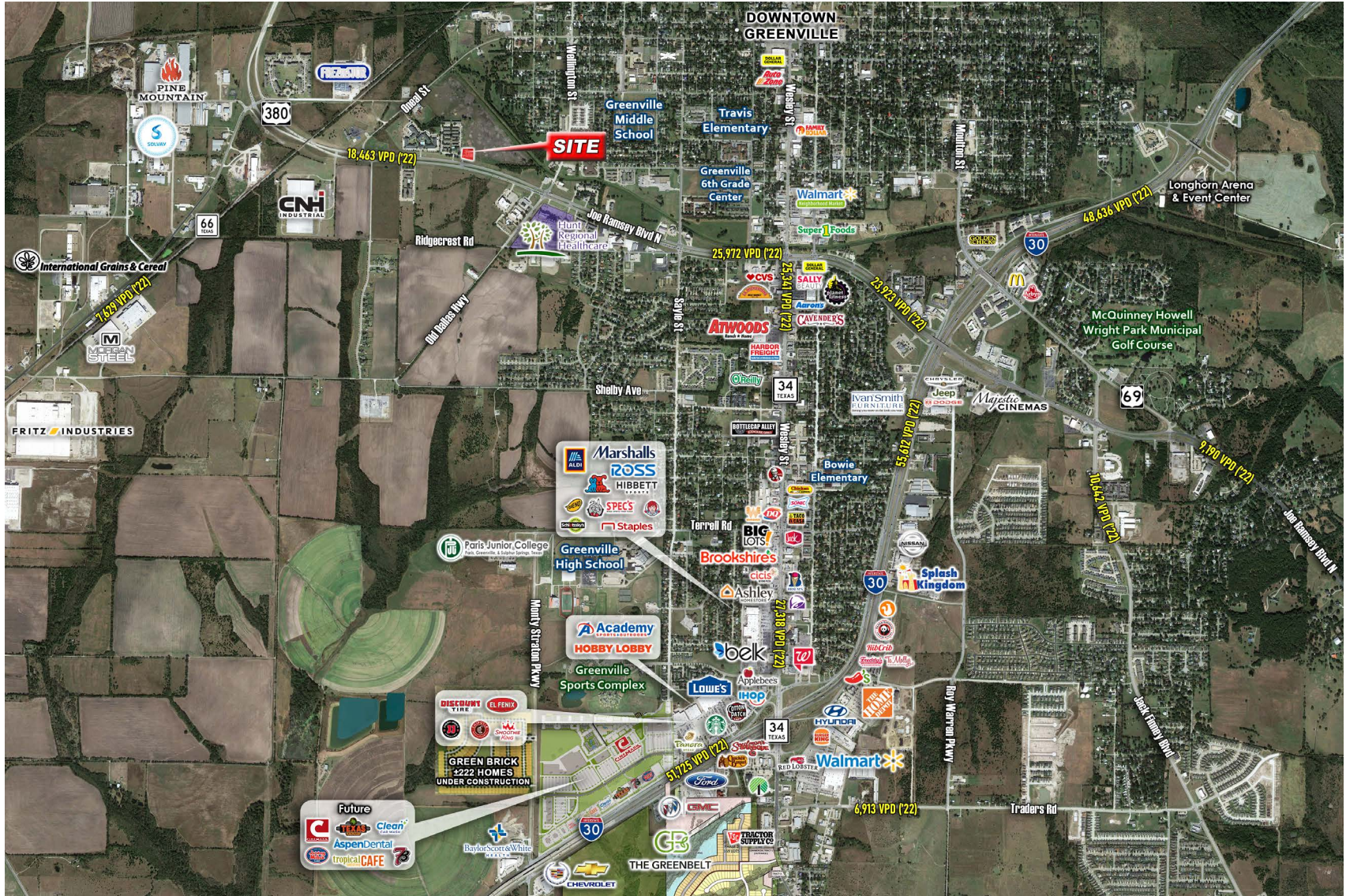


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