



Healthtrax

842 CLARK AVENUE | BRISTOL, CT

OFFERED
FOR SALE
\$2,418,000
6.75% CAP



Healthtrax

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale the Healthtrax located at 842 Clark Avenue in Bristol, Connecticut, a 52,392-square-foot single-tenant net lease investment. The property is leased to Healthtrax under a newly executed 15-year absolute NNN lease, providing investors with passive, management-free income through September 2040. The offering features fixed 2% annual rent increases and exceptionally low occupancy costs of approximately \$3.12 per square foot, supporting durable long-term cash flow.

Healthtrax has successfully operated at this location for years prior to executing its new long-term lease, demonstrating a proven operating history and long-term commitment to the site. The combination of a fresh 15-year lease, sustainable rent structure, and below-market occupancy costs provides investors with a highly secure income stream backed by a tenant that has validated the location through long-term performance.

Offered at approximately \$46 per square foot, the investment presents an attractive basis well below replacement cost for a modern fitness facility of this scale. Located within the Hartford MSA, the property serves a dense and established trade area supported by major employers including ESPN, Bristol Hospital, and Barnes Group, along with a diverse base of healthcare, education, and retail demand drivers.

LEASE YEARS	TERM	ANNUAL RENT
Current Term	9/4/2026 - 9/3/2027	\$163,200
Rent Escalation	9/4/2027 - 9/3/2028	\$166,464
Rent Escalation	9/4/2028 - 9/3/2029	\$169,793
Rent Escalation	9/4/2029 - 9/3/2030	\$173,189
Rent Escalation	9/4/2030 - 9/3/2031	\$176,653
Rent Escalation	2% Annual Increases Thereafter	

NOI	\$163,200
CAP	6.75%
PRICE	\$2,418,000



ASSET SNAPSHOT

Tenant Name	Healthtrax Health Club
Guarantor	Corporate Guarantee & Personal Guarantee from Owner
Address	842 Clark Avenue, Bristol, CT 06010
Building Size (GLA)	52,392 SF
Land Size	3.70 Acres
Year Built	1975
Lease Type	NNN Lease
Landlord Responsibilities	None
Lease Expiration Date	9/4/2040
Remaining Term	14 Years
Renewal Options	None
Rental Increases	2% Annual Increases
NOI	\$163,200



 **42,558** PEOPLE
IN 3 MILE RADIUS

 **\$104,545** AHHI
IN 3 MILE RADIUS

 **18,700** VPD
ON MAIN STREET



ATTRACTIVE \$46/SF ACQUISITION BASIS WELL BELOW REPLACEMENT COST

The offering is available at approximately \$46 per square foot - a significant discount to replacement cost for a 52,392-square-foot institutional-quality fitness facility, providing investors with meaningful downside protection and long-term real estate value.



ESTABLISHED TENANCY – LONG OPERATING HISTORY & STRONG REGIONAL FOOTPRINT

Healthtrax features 15 locations across 6 states (CT, MA, RI, NJ, NY, NC) and has nearly 50 years of continuous operating history since its founding in 1979.



NEWLY EXECUTED 15-YEAR ABSOLUTE NNN LEASE EXTENSION

With decades of operation at this facility, Healthtrax recently executed a new 15-year master lease at the site, extending through 2040 and showing their long-term commitment to the location.



CORPORATE & PERSONAL GUARANTEES

The lease is backed by both a corporate guarantee & a personal guarantee from the CEO, providing investors with enhanced credit support from the operator.



PROVEN OPERATING LOCATION

Healthtrax has successfully operated from this location for years prior to executing its new long-term lease, demonstrating an established membership base and long-term commitment to the Bristol market.



EXCEPTIONALLY LOW RENT SUPPORTS LONG-TERM TENANT VIABILITY

Healthtrax occupies the property at an effective rental rate of approximately \$3.12 per square foot, creating a highly sustainable occupancy cost that significantly enhances the likelihood of long-term lease performance and renewal.





DOWNTOWN BRISTOL

BRISTOL
CITY HALL
1,700
REGIONAL
WORKERS

CENTRE SQUARE
VILLAGE APTS
104 APARTMENTS
(DOWNTOWN
MODERNIZATION)

BRISTOL
HOSPITAL
1,100
HEALTHCARE
WORKERS

LAURENTIDE GLEN
80 SINGLE-FAMILY HOMES
2025 CONSTRUCTION

WEST BRISTOL
SCHOOL
856 STUDENTS

ROUTE 6 18,700 VPD



PEQUABUCK
GOLF CLUB

CLARK AVE 4,500 VPD

MATTHEWS ST 2,000 VPD

THE HILLSIDE PARK
42 CONDOS

Healthtrax
842 CLARK AVENUE | BRISTOL, CT



BRISTOL LOGISTICS CENTER
1.2M SQUARE FOOT
INDUSTRIAL COMPLEX

WEST BRISTOL
SCHOOL
856 STUDENTS

BRISTOL COMMONS
MAR³² KET planet fitness
BY PRICE CHOPPER tropical CAFE
SMOOTHIE

CVS

BRISTOL EASTERN
HIGH SCHOOL
1,041 STUDENTS

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

THE HOME DEPOT

Walmart

HOBBY LOBBY
ShopRite

BRISTOL PLAZA
STOP&SHOP
TJ-maxx
Burlington
DOLLAR TREE
CHASE
STARBUCKS
JOB LOT

1 MILE

2,651
PEOPLE
\$93,222
AHHI

3 MILES

42,558
PEOPLE
\$104,545
AHHI

5 MILES

84,470
PEOPLE
\$107,059
AHHI

DOLLAR GENERAL

DOWNTOWN
BRISTOL

BRISTOL HOSPITAL
1,100 HEALTHCARE
WORKERS

ESPN
NORTH CAMPUS

CENTRE SQUARE
VILLAGE APTS
104 APARTMENTS

ALDI

BRISTOL CENTRAL
HIGH SCHOOL
1,148 STUDENTS

DOUBLETREE
BY HILTON
HOME2
SUITES BY HILTON

EAST
BRISTOL

ESPN
HEADQUARTERS

LAKE COMPOUNCE
AMUSEMENT &
WATER PARK

H Healthtrax
842 CLARK AVENUE | BRISTOL, CT

Bristol's primary retail corridor is anchored by a diverse mix of national retailers, grocery stores, healthcare providers, and educational institutions that generate consistent consumer activity throughout the day. The area is further supported by major employers including ESPN, Bristol Hospital, and Barnes Group Inc., creating a stable daytime population and sustained demand for retail and service-oriented businesses.







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842 CLARK AVENUE | BRISTOL, CT

BOSTON
115 MILES

HARTFORD
22 MILES

**NEW
YORK CITY**
110 MILES

THE HARTFORD MSA is one of New England’s largest and most economically diverse metropolitan areas, serving as the insurance and financial services hub of the Northeast. Long recognized as the “Insurance Capital of the World,” the region is home to major corporate employers including Aetna, The Hartford, and Cigna, which anchor a highly educated workforce and provide a stable economic foundation. In addition to its insurance sector, the MSA benefits from significant employment in healthcare, advanced manufacturing, and professional services, creating a well-balanced and resilient economy.

The greater Hartford region also benefits from strong population density, above-average household incomes, and strategic connectivity throughout Central Connecticut. Key employment centers such as ESPN’s global headquarters in Bristol and major healthcare systems throughout the region further enhance the area’s economic vitality, supporting sustained growth and reinforcing Hartford’s position as one of New England’s premier metropolitan markets.



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6.75% CAP

Exclusively Offered By



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