Healthtrax

842 CLARK AVENUE | BRISTOL, CT

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

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

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

INVESTMENT HIGHLIGHTS

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.

SITE PLAN


Healthtrax
52,392 SQUARE FEET | 3.70 ACRES
CLARK AVE 4,500 VPD
MATTHEWS ST 2,000 VPD

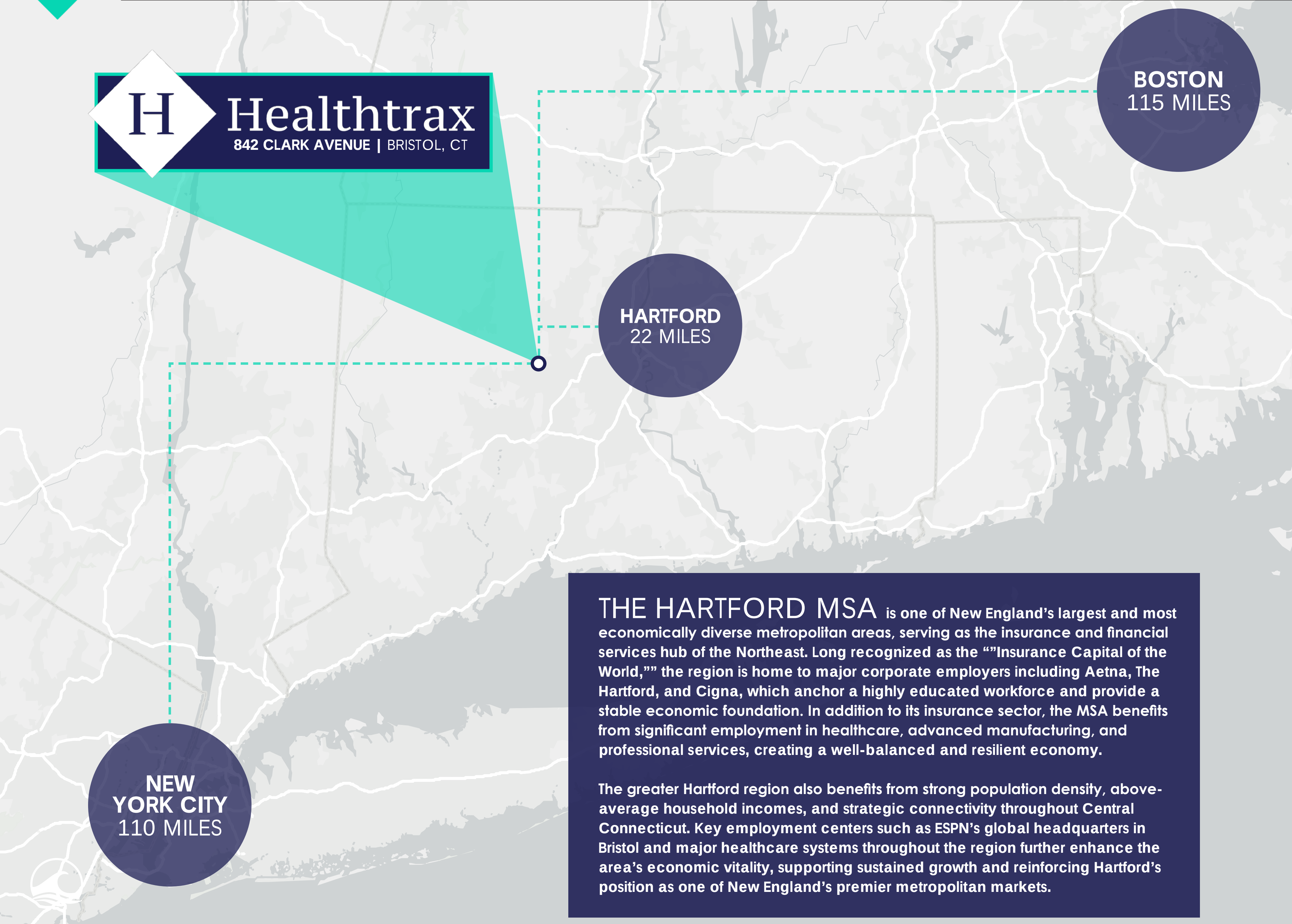
EAST AERIAL


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
Healthtrax
842 CLARK AVENUE | BRISTOL, CT
WEST BRISTOL SCHOOL
856 STUDENTS
ROUTE 6 18,700 VPD
6
MATTHEWS ST 2,000 VPD
PEQUABUCK GOLF CLUB
THE HILLSIDE PARK
42 CONDOS
CLARK AVE 4,500 VPD

IMMEDIATE TRADE AREA

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.

HARTFORD MSA



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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Exclusively Offered By

Atlantic Capital Partners™

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