

# SOUTH PLAINFIELD, NJ

## LA Fitness

### Stelton Road At Hadley Road

## Investment Property

45,000 sf  
Retail Building

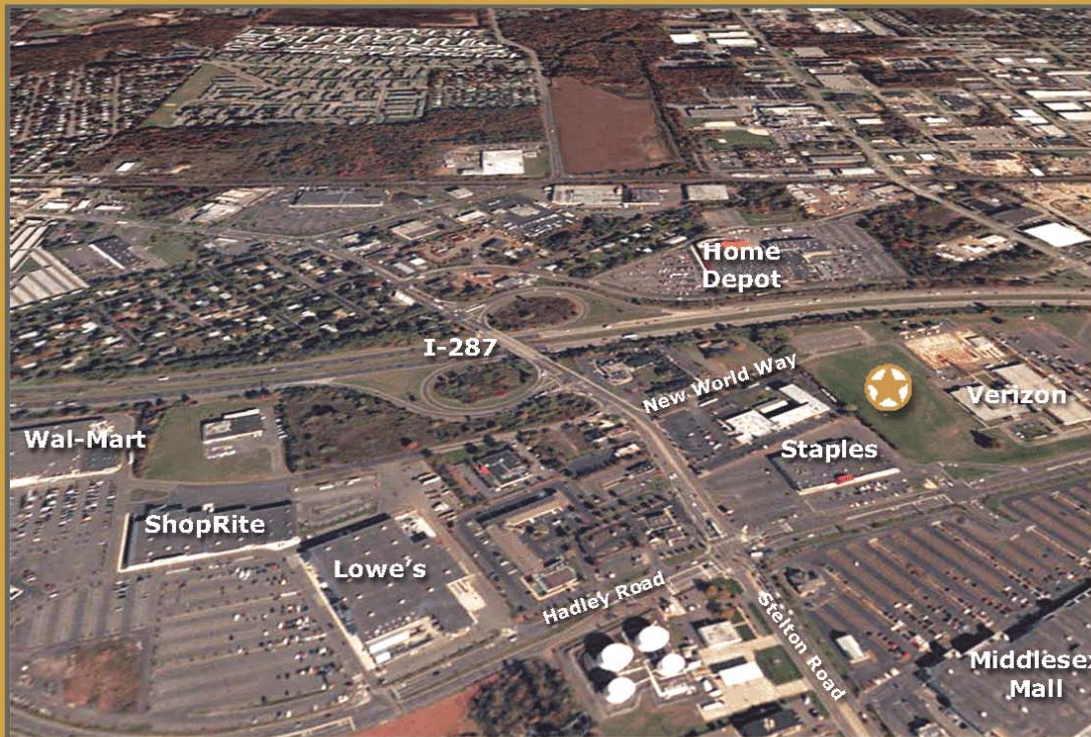
5.0 Acres

Located At  
South Plainfield  
Plaza

Asking Price  
\$10,000,000

Cap Rate  
7.5%

Required Mortgage  
Assumption\*



### Lease Abstract

Lease Commencement	2006
Term (Years)	15
Rent Increases	Yes
Options	3 @ 5 Years
Expenses	NNN
Net Operating Income	\$760,000

\*Complete details available upon execution of confidentiality agreement

### Tenant Details

Tenant is a leading owner, operator and franchisor of gym and health clubs with over 100 locations nationwide.

The property has easy access to Route 1, Route 287, NJ Turnpike & GSP. Major national retailers in the area include Home Depot, Staples, Macy's, WalMart, and Lowe's.

More Detailed Information Available  
Please Contact

**Wayne King**  
201.703.9700 ext. 24  
rwking@thegoldsteingroup.com

**Alan Goldstein**  
201.703.9700 ext. 13  
agoldstein@thegoldsteingroup.com

**The Goldstein Group**  
www.thegoldsteingroup.com