



BRANDED HEALTH & FITNESS CLUB

DUTCHESS COUNTY, NEW YORK



TURNKEY OPERATIONS; 20,000 SF, NEW EQUIPMENT

LOCATION: Dutchess County, NY

BUSINESS: 10 Training Programs, Group Classes, 8 Personal Trainers, Performance Lab, Shake Bar, Apparel Shop, InBody Scan

SQUARE FOOTAGE: 20,000 SF

INVENTORY: Matrix, Rogue, Arsenal Equipment, Supplements Shop and Smoothie/Juice Bar

BUSINESS PRICE: \$895,000



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer the Business of a successful Gym located in Dutchess County Region. This turnkey Business includes all equipment and operations for over 1,400 happy clients to use. Equipment is Matrix, Rogue & Arsenal. The Shake/Juice Bar includes protein, pre-workout, shakes, meals, and more for sale. Premium Brands included, but not limited to, UMP Protein, BUM energy, Ghost Energy, Gatorade, C4 Energy, and more.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

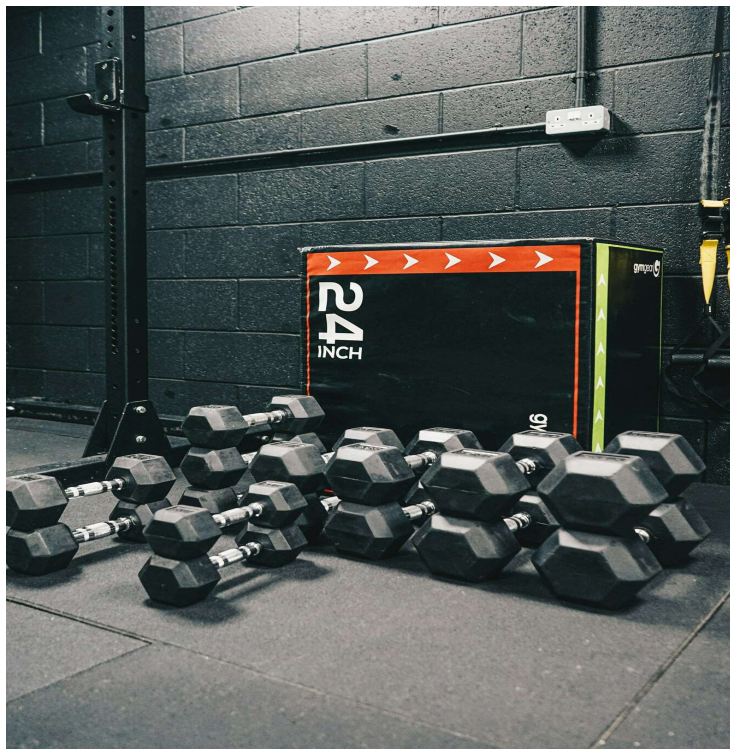
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STATE OF THE ART EQUIPMENT

MATRIX, ROGUE, ARSENAL - STRENGTH & CARDIO

GROUP CLASSES, PERSONAL TRAINERS, PERFORMANCE LAB & MORE



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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

DUTCHESS COUNTY, NEW YORK



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	14,117	42,648	79,316
Average Age	43	44	44
Average Age (Male)	42	43	43
Average Age (Female)	44	45	44

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	5,155	16,060	29,677
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$171,295	\$164,402	\$159,624
Average House Value	\$523,759	\$492,032	\$475,459

Demographics data derived from AlphaMap



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