

## Health and wellness company in Raleigh buys former 02 Fitness site for \$3.8M, plans to fill space

Sept 22, 2021, 10:18pm EDT, By: Erika Wells



A more than 20,000-square-foot former fitness facility in North Raleigh has sold for \$3.8 million.

The property at Courtyard at Falls Valley, 1920 Falls Valley Dr., where Raleigh-based chain 02 Fitness was previously located was recently purchased, the Raleigh office of Marcus & Millichap (NYSE: MMI) announced. The single-story, 23,789-square-foot building is situated near Falls of Neuse Road and Interstate 540.

The buyer is Savoy Dream LLC, which is connected to Raleigh-based Ascend Life and Body, a health and beauty company with a facility on Sumner Boulevard.

02 Fitness left the property on Falls Valley Drive in 2018, and the new owner plans for several health and wellness-related businesses to take over the space, said Andrew Margulies, senior vice president of investments for Marcus & Millichap.

“There is a lot of demand for vacant buildings in the Raleigh-Durham area from investors, developers, and owner-occupiers, which places upward pressure on property values,” Margulies said. “We received several competitive offers and it closed at the seller’s asking price.”

Experts predict the Triangle’s retail sector will pick up in the second half the year after vacancy slightly increased from 7.2 percent to 7.5 percent in the second quarter, according to TBJ’s SPACE publication.

The building on Falls Valley Drive opened in 2008 as a fitness center and includes two structures connected by an enclosed walkway. Additionally, 103 parking spaces are on the 3.46-acre property. Wake County records currently do not list an assessed value of the property.

Margulies and Charles Gallagher, a senior associate with Marcus & Millichap, worked on behalf of the seller.