



GENE CODY, CCIM, SIOR
President
334.386.2441
gcody@mcrmpm.com

LEMAR PLAZA

905 E CUMMINGS AVE, OPP, AL 36467

312 CATOMA ST, #200
MONTGOMERY, AL 36104
334.262.1958
MOORECOMPANYREALTY.COM



PROPERTY INFORMATION

3

All materials and information received or derived from Moore Company Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

LOCATION INFORMATION

7

FINANCIAL ANALYSIS

12

DEMOGRAPHICS

15

ADVISOR BIOS

17

Neither Moore Company Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Moore Company Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Moore Company Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Moore Company Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Moore Company Realty in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY INFORMATION

SECTION 1

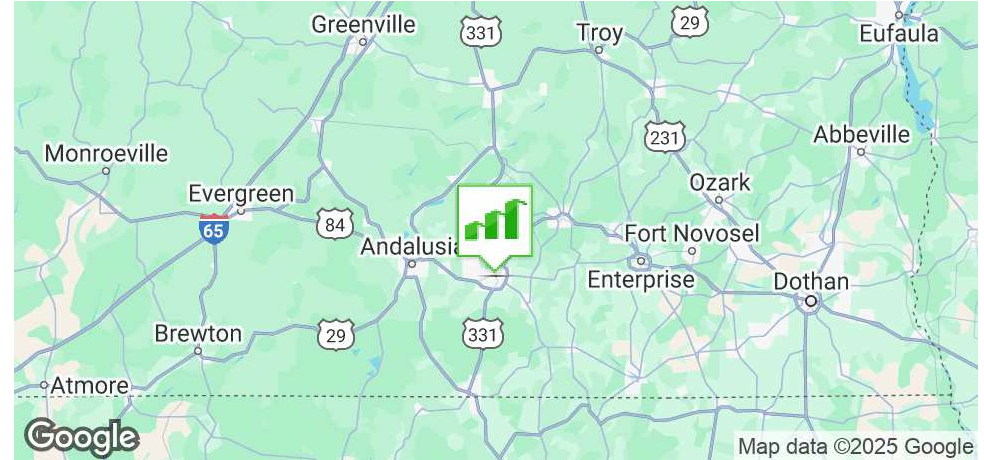
312 CATOMA ST #200
MONTGOMERY, AL 36104
334.262.1958
MOORECOMPANYREALTY.COM



LEMAR PLAZA

905 E CUMMINGS AVE, OPP, AL 36467

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,900,000
Cap Rate:	9.06%
NOI:	\$172,120
Lot Size:	±9.6 Acres
Year Built:	1970
Building Size:	±73,900
Price / SF:	\$25.71

PROPERTY HIGHLIGHTS

- A 73,900 square foot retail center, located in a prime opportunity site- 100% OCCUPANCY
- Anchored by IGA, Dollar General, Maxway
- Visited by over 160,000 customers annually and bringing in approximately \$2.7 million in sales each year
- Centrally located- easily accessible for residents from various surrounding communities.
- Multiple entrances and exits for easy access, allowing customers to enter and exit the premises smoothly
- Ample parking space
- High visibility from surrounding area
- Proximity to major transportation routes- Approximately 1 mile from Highway 331
- ±16 miles to Andalusia, AL
- ±26 miles to Enterprise, AL
- ±26 miles to the Florida state line





DESCRIPTION

Lemar Plaza, located in Opp, Alabama, is a 73,900 SF retail center that stands out as a significant commercial hub in the region. This well-established shopping center boasts an impressive tenant roster, anchored by IGA, Dollar General, and Maxway.

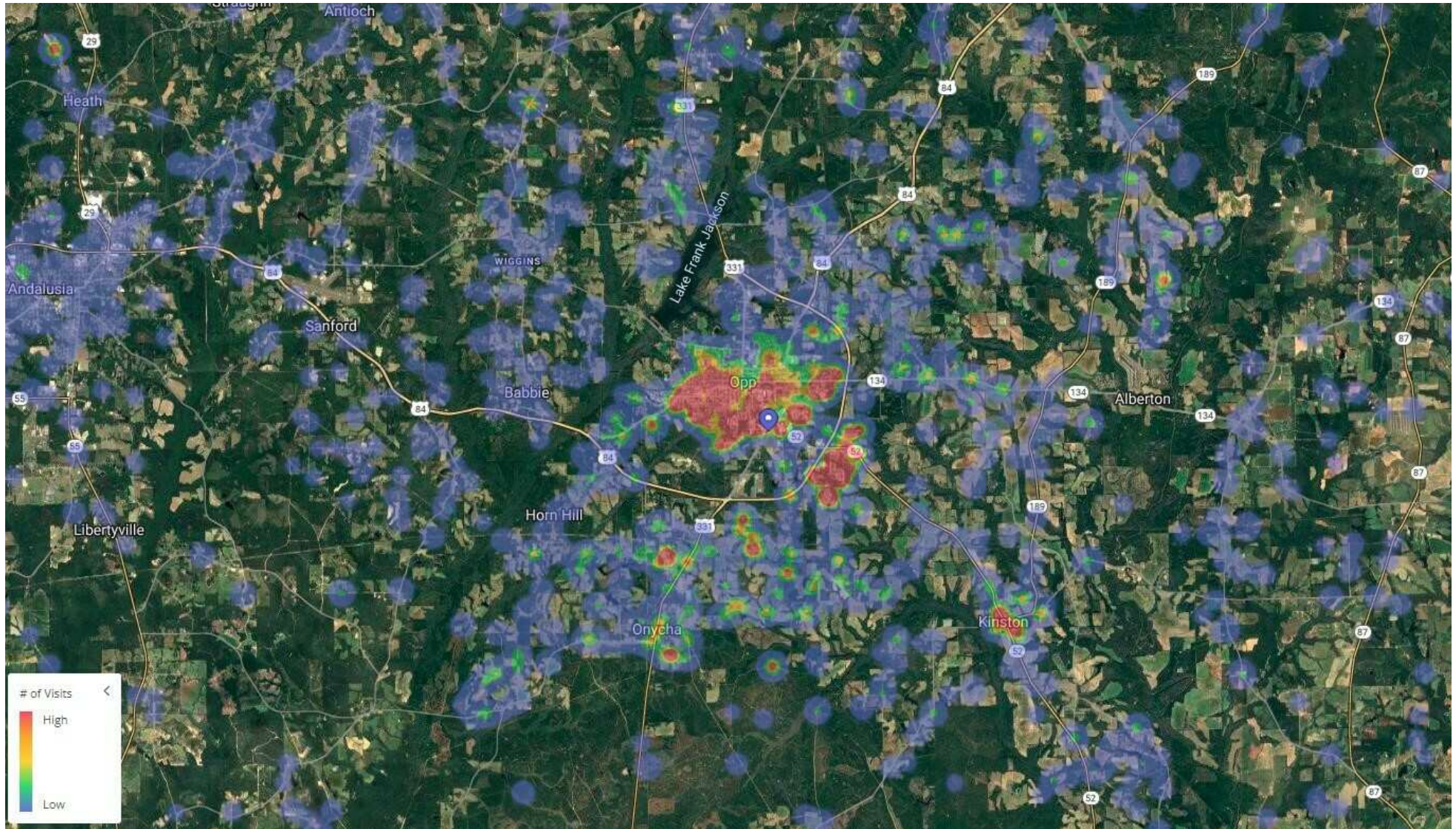
Prime Opp Location: The shopping center's location in Opp is strategically advantageous, making it easily accessible to a large customer base. Being centrally located within the town allows for convenience and ease of access for residents and visitors alike.

Centrally Located: With its central positioning, Lemar Plaza offers multiple entrances and exits for shoppers' convenience. This feature ensures that customers can enter and exit the shopping center with ease, reducing traffic congestion and enhancing the overall shopping experience.

Ample Parking Space: One of the most crucial aspects of any successful retail center is ample parking space. Lemar Plaza caters to this need by providing generous parking facilities for its patrons. This not only makes it more convenient for shoppers but also helps attract a larger customer base.

High Visibility from Surrounding Area: The shopping center benefits from high visibility due to its prominent location within Opp. Its strategic placement ensures that it is easily noticeable to both local residents and travelers passing through the area.

Proximity to Major Transportation Routes: Another significant advantage of Lemar Plaza is its proximity to major transportation routes. It is approximately 1 mile from Highway 331, making it easily accessible to travelers using this major artery. Furthermore, it is ±16 miles from Andalusia, AL, ±26 miles from Enterprise, AL, and ±26 miles from the Florida state line – all key commercial centers in the region.





LOCATION INFORMATION

SECTION 2

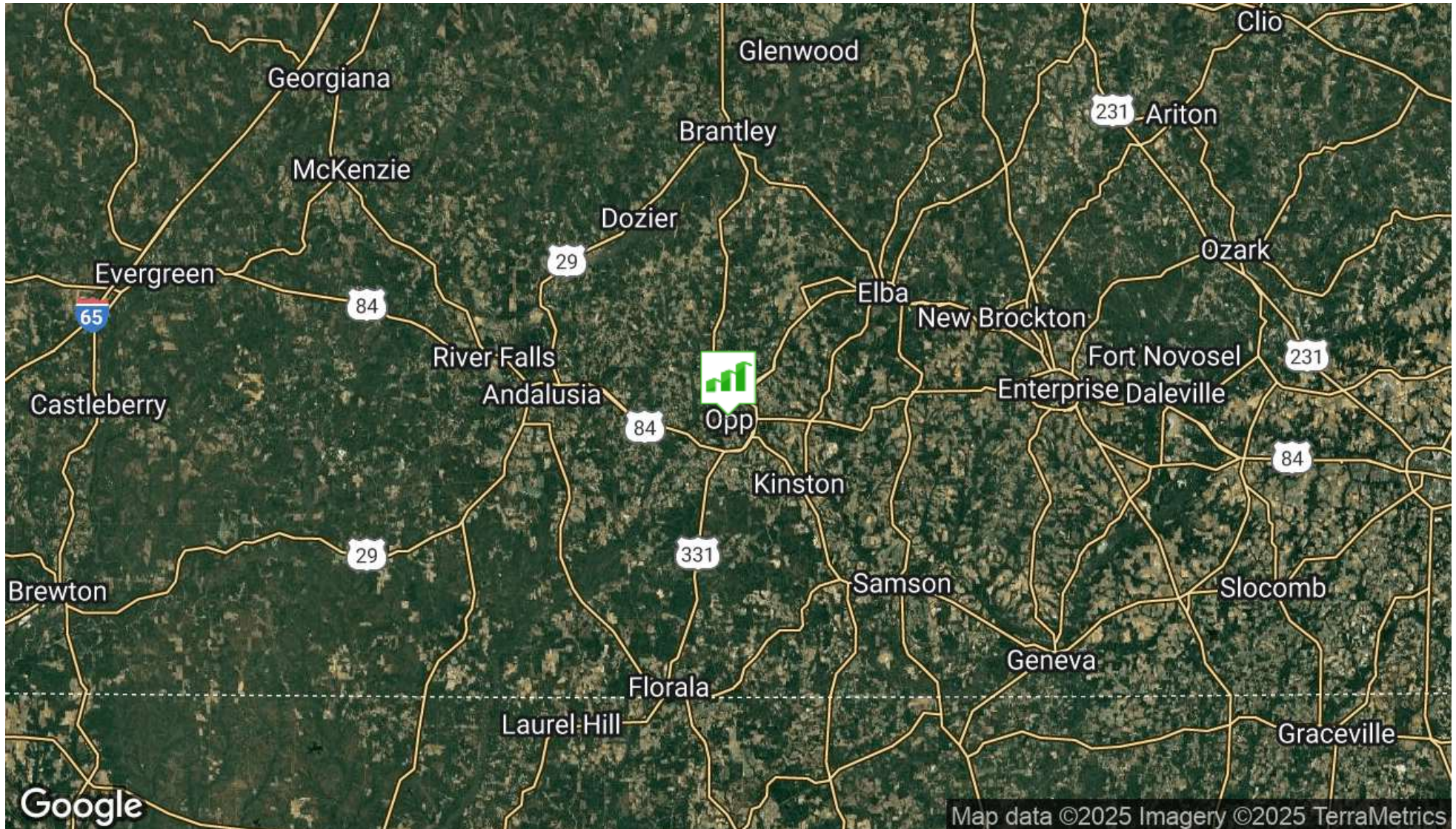
312 CATOMA ST #200
MONTGOMERY, AL 36104
334.262.1958
MOORECOMPANYREALTY.COM



LEMAR PLAZA

905 E CUMMINGS AVE, OPP, AL 36467

Location Map



LEMAR PLAZA

905 E CUMMINGS AVE, OPP, AL 36467

Aerial

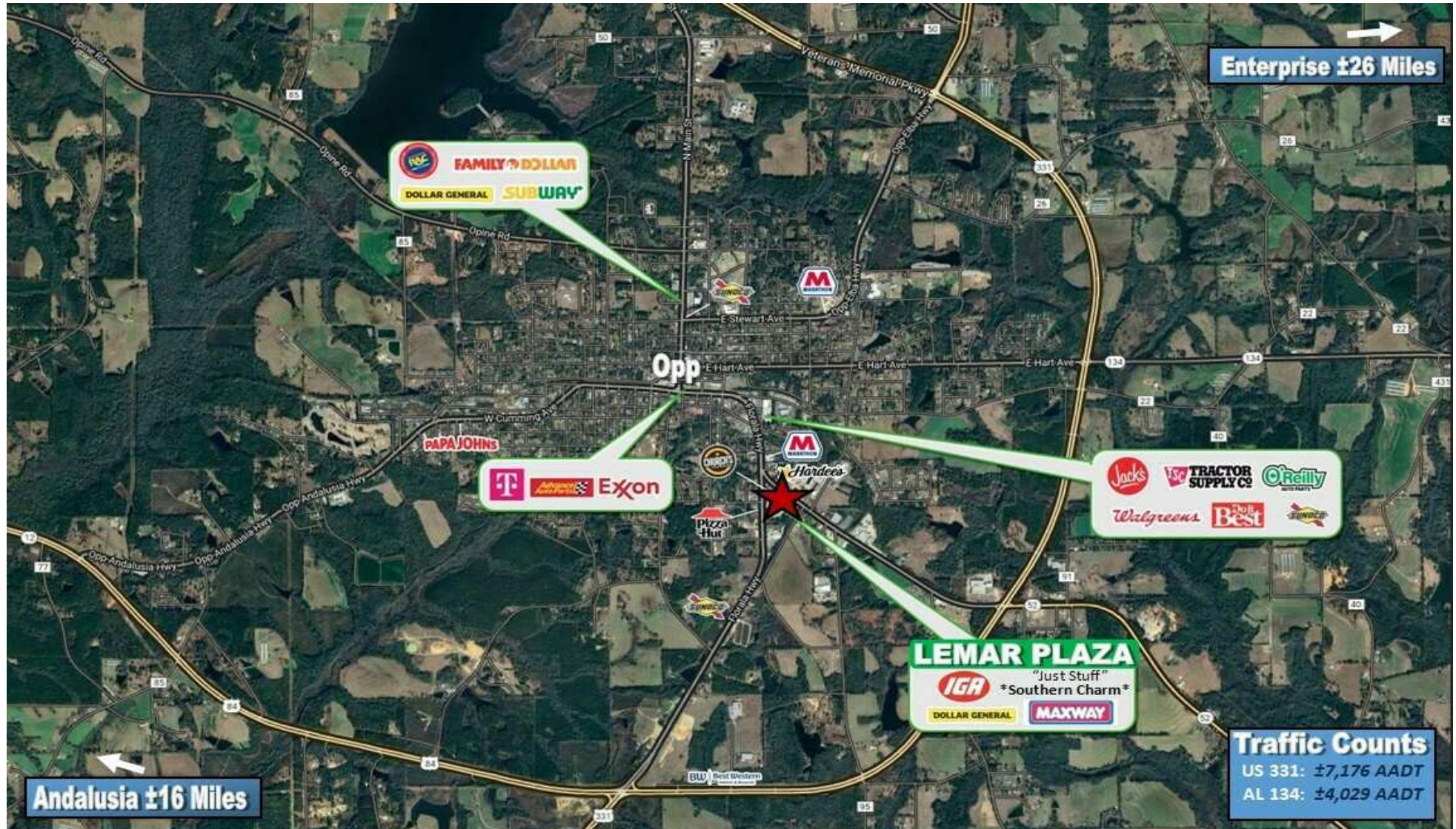




LEMAR PLAZA

905 E CUMMINGS AVE, OPP, AL 36467

Retail Map





FINANCIAL ANALYSIS

SECTION 3

312 CATOMA ST #200
MONTGOMERY, AL 36104
334.262.1958
MOORECOMPANYREALTY.COM



INVESTMENT OVERVIEW

Price	\$1,900,000
Price per SF	\$26
CAP Rate	9.06%

OPERATING DATA

Net Operating Income	\$172,120
----------------------	-----------

LEMAR PLAZA

905 E CUMMINGS AVE, OPP, AL 36467

Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE END
-	IGA	27,000 SF	36.54%	\$2.67	\$6,000	\$0.22	\$72,000	year-year
-	Maxway	21,000 SF	28.42%	\$2.10	\$3,675	\$0.18	\$44,100	2026
-	Dollar General	8,500 SF	11.50%	\$5.12	\$3,625	\$0.43	\$43,500	2029
-	Just Stuff	12,000 SF	16.24%	\$3.00	\$3,000	\$0.25	\$36,000	year-year
-	Southern Charm	5,400 SF	7.31%	\$2.22	\$1,000	\$0.19	\$12,000	year-year
TOTALS		73,900 SF	100.01%	\$15.11	\$17,300	\$1.27	\$207,600	
AVERAGES		14,780 SF	20.00%	\$3.02	\$3,460	\$0.25	\$41,520	



DEMOGRAPHICS

SECTION 4

312 CATOMA ST #200
MONTGOMERY, AL 36104
334.262.1958
MOORECOMPANYREALTY.COM



DEMOGRAPHIC SUMMARY

905 W Cumming Ave, Opp, Alabama, 36467

Ring of 5 miles

KEY FACTS

9,110

Population



3,716

Households

45.2

Median Age

\$36,693

Median Disposable Income

EDUCATION

14%

No High School Diploma



46%

High School Graduate



29%

Some College



12%

Bachelor's/Grad/Prof Degree

INCOME



\$42,949

Median Household Income



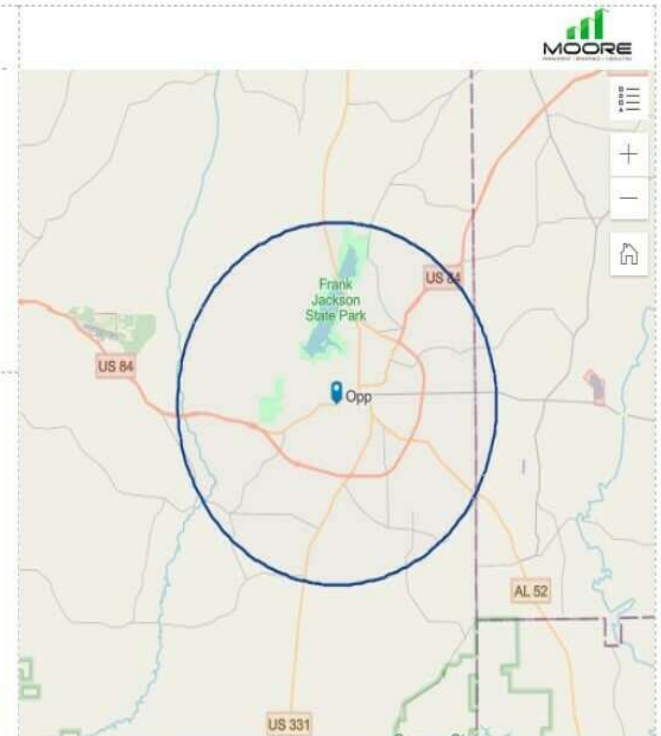
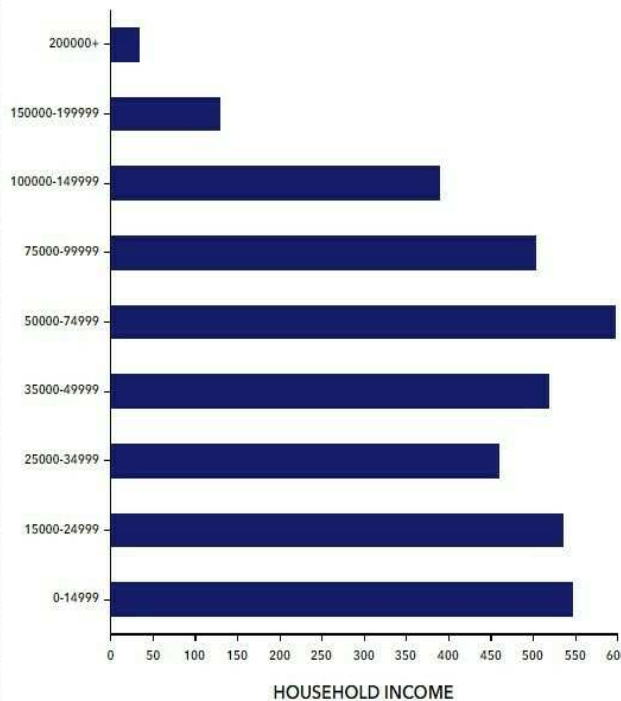
\$24,498

Per Capita Income



\$88,414

Median Net Worth



EMPLOYMENT



White Collar

49%



Blue Collar

35%



Services

21%

3.6%

Unemployment Rate



ADVISOR BIOS

SECTION 5

312 CATOMA ST #200
MONTGOMERY, AL 36104
334.262.1958
MOORECOMPANYREALTY.COM





GENE CODY, CCIM, SIOR

President

gcody@mcrmpm.com

Direct: 334.386.2441 | Cell: 334.657.7257

PROFESSIONAL BACKGROUND

Gene Cody, CCIM, SIOR, is a seasoned real estate entrepreneur with over 18 years of industry experience. He obtained his real estate license in 2006 through Hodges Bonded Warehouse, where he made significant contributions by expanding their residential division and achieving sales exceeding \$3 million in his inaugural year. Currently, Gene ranks among the top gross producers within the company. His exceptional performance has been recognized with accolades such as being named Top Sales Agent for the State of Alabama for two consecutive years by Coldwell Banker Commercial and the Crexi Platinum Broker Award in 2024. Additionally, he received the CBC Bronze Circle of Distinction award for the years 2013-2014.

Before his position as President of Moore Company Realty, Inc., Gene was the Senior Vice President at Moore Company Realty. His responsibilities included managing a team of real estate brokers offering a full range of commercial property services, including Commercial Real Estate Sales and Leasing, Consulting, Commercial Property Management, Commercial Property Development, Build to Suit, Commercial Tenant Representation, and Brokers' Opinions of Value. Gene is pursuing his chosen specialty in the commercial real estate arenas. He believes that despite having experience in all facets of real estate transactions, he can best serve his clients' needs by focusing his efforts on a particular sector.

In addition to his work at Moore Company Realty, Gene is a member of First Baptist Church of Montgomery, the Alabama Center for Real Estate, the CCIM Institute, SIOR (Society of Industrial and Office Realtors), the International Council of Shopping Centers (ICSC), the Site Source Retail Broker Network (SSRB), and the Montgomery Chamber of Commerce Committee of 100. In 2024, Gene received the CREXI Platinum Broker Award. He was previously involved with Landmark Foundations of Alabama, VISTAGE Business Advisors, the YMCA, the Mayor's Young Professionals Council, and Leadership Montgomery. Gene is young, competent, competitive, very motivated, highly energetic, and has the breadth of several hundred years of real estate experience within the Moore Companies to guide him as he continues to succeed for his clients. Gene's motto for sales is simple: "I want my clients to achieve exceptional results."

EDUCATION

B.S. in Sports Management from Faulkner University
CCIM Designee from the CCIM Institute
SIOR

MEMBERSHIPS

CCIM SIOR ICSC Site Source

Moore Company Realty
312 Catoma St #200
Montgomery, AL 36104
334.262.1958