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1548 Montclair Road, Birmingham, AL 35210



# ZAXBY'S

OFFERING  
PRICE

\$2,590,916

CAP  
RATE

6.00 %

NOI

\$155,455



LONG-TERM ABSOLUTE NNN LEASE  
17 YEARS REMAINING WITH  
2% ANNUAL RENTAL INCREASES



TOP LOCATION  
LESS THAN 10 MINUTES FROM BIRMINGHAM-  
SHUTTLESWORTH INT'L AIRPORT & ADJACENT TO  
A NEW AMAZON DISTRIBUTION WAREHOUSE



EXCELENT DEMOGRAPHICS  
OVER 125K 5-MILE POPULATION  
OVER \$124K AVERAGE HH INCOME

POINTS OF CONTACT 

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