

CLICK HERE FOR WEBSITE & OFFERING MEMORANDUM

1548 Montclair Road, Birmingham, AL 35210



Subject Property

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



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

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