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NET LEASE INVESTMENT OFFERING



ALDI (11-Year Extension - NNN)

1550 Government Street
Mobile, AL 36604



Table of Contents

| | |
|-----------------------|----------|
| Offering | 1 |
| Executive Summary | |
| Investment Highlights | |
| Property Overview | |
| Market | 4 |
| Photograph | |
| Aerial | |
| Site Plan | |
| Map | |
| Location | 8 |
| Location Overview | |
| Demographics | |
| Tenant | 9 |
| Tenant Overview | |



Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Aldi property positioned within the Mobile MSA in Mobile, Alabama. In September 2024, Aldi assumed the lease for this location from Winn-Dixie who has been successfully operating since 1986. At the time of assumption, Aldi signed a new 11-year extension through May 2035 demonstrating commitment. The lease is absolute triple net which presents no landlord responsibilities. The lease features four 5-year renewal options and a new corporate guaranty from Aldi. In the coming months, the store façade will be renovated to reflect ALDI branding.

The 42,510-square-foot building benefits from its location along Government Street, which experiences over 26,200 vehicles per day. Situated in a densely populated area, the property serves a community of over 105,000 people within a five-mile radius. Additionally, the average household income within one mile is \$105,708. The property is surrounded by a strong tenant mix, including Walgreens, Starbucks, Sherwin-Williams, Fresenius, Firestone, and more. It is also in proximity to Murphy High School, with 2,000 students, and Ladd-Peebles Stadium, a 40,000-seat college football venue..

ALDI, founded in 1946 in Germany, is a leading global grocery retailer with over 2,000 U.S. stores and more than 11,000 locations worldwide. Known for its streamlined, cost-effective approach, ALDI offers high-quality, private-label products at competitive prices, attracting a loyal customer base. The company is rapidly expanding across the U.S., with plans to reach 2,500 stores by 2024, emphasizing renovated stores and enhanced e-commerce. ALDI is also committed to sustainability, aiming for 100% sustainable packaging for its exclusive brands by 2025.

Investment Highlights

- » Recent 11-year lease extension
- » 105,426 people live within a five-mile radius
- » Positioned within the Mobile MSA
- » Long and successful grocery operating history since 1986
- » NNN – no landlord responsibilities
- » Corporate guarantee from Aldi, Inc.
- » Located along Government Street (26,200 VPD)
- » Six-figure average household income within one mile (\$105,708)
- » Neighboring tenants include Walgreens, Starbucks, Sherwin-Williams, Fresenius, Firestone, and several others
- » Proximity to Murphy High School (2,000 students) and Ladd-Peebles Stadium (40,000 seats)



Property Overview



PRICE
\$7,208,226



CAP RATE
5.75%



NOI
\$414,473



| | |
|---------------------------------|---------------------|
| LEASE COMMENCEMENT DATE: | 4/30/1986 |
| LEASE EXPIRATION DATE: | 5/31/2035 |
| RENEWAL OPTIONS: | Four 5-year |
| RENTAL ESCALATION: | None |
| GUARANTOR: | Corporate |
| LEASE TYPE: | Absolute NNN |
| TENANT: | Aldi Inc. (Alabama) |
| GUARANTOR: | Corporate |
| YEAR BUILT: | 1985 |
| BUILDING SIZE: | 42,510 SF |
| LAND SIZE: | 4.85 AC |

Photograph

ALDI FAÇADE AND STORE RENOVATION IN PROGRESS



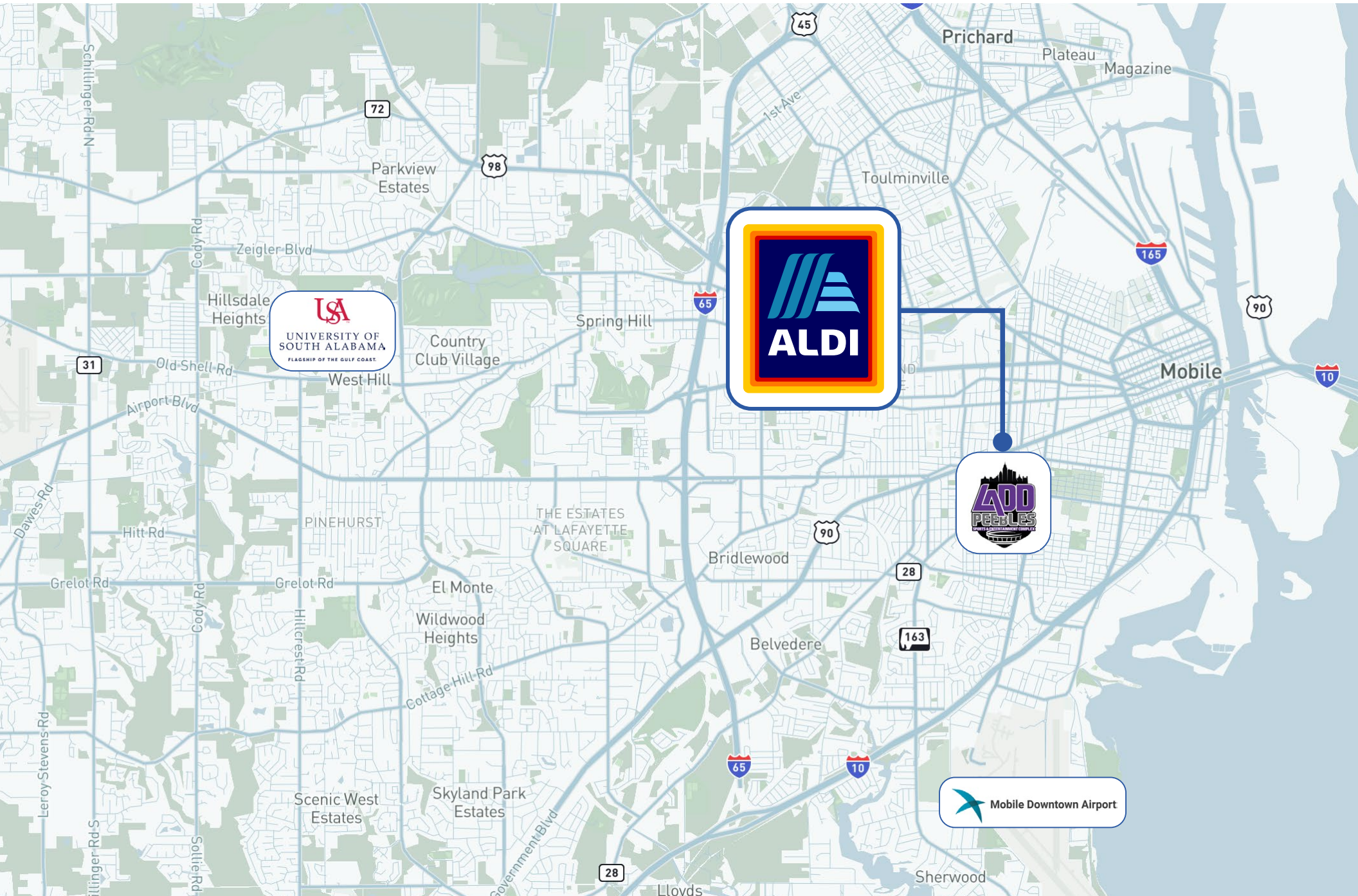
Aerial



Site Plan



Map



Location Overview





MOBILE, ALABAMA

Mobile, Alabama, located on the Gulf Coast, has a population of approximately 187,000 within the city limits and over 413,000 in the Mobile Metropolitan Statistical Area (MSA). Known for its strategic location along the Mobile River, the city is a major hub for trade and industry, with the Port of Mobile ranking as the 12th busiest in the U.S. Mobile's economy is diverse, with significant sectors including aerospace, shipbuilding, manufacturing, healthcare, and chemicals. Key employers include Airbus, Austal USA, and the University of South Alabama. The region benefits from a labor force of approximately 180,000, with a steady unemployment rate of around 3.4%.

The area also boasts a relatively low cost of living, with a median household income of \$49,500, which is competitive compared to national averages. The MSA has experienced steady population growth, and approximately 25% of residents hold a bachelor's degree or higher. Mobile is well-connected by major highways, railroads, and air, providing excellent accessibility for both residents and businesses. The region's strong infrastructure and diverse economy make it a key player in the southeastern United States.



Demographics

| |  POPULATION |  HOUSEHOLDS |  MEDIAN INCOME |  AVERAGE INCOME |
|--------|--|---|---|--|
| 1-MILE | 10,282 | 4,750 | \$73,302 | \$105,708 |
| 3-MILE | 59,177 | 25,720 | \$41,168 | \$68,422 |
| 5-MILE | 105,426 | 45,293 | \$42,522 | \$71,356 |

Tenant Overview

ALDI

ALDI, founded in 1946 in Germany, is a leading global grocery retailer with over 2,000 U.S. stores and more than 11,000 locations worldwide. Known for its streamlined, cost-effective approach, ALDI offers high-quality, private-label products at competitive prices, attracting a loyal customer base. The company is rapidly expanding across the U.S., with plans to reach 2,500 stores by 2024, emphasizing renovated stores and enhanced e-commerce. ALDI is also committed to sustainability, aiming for 100% sustainable packaging for its exclusive brands by 2025.

| | |
|----------------------|--|
| Website: | www.aldi.com |
| Headquarters: | Batavia, IL |
| Number of Locations: | 2,000 (U.S.) |
| Company Type: | Private |
| Number of Employees: | 30,000 (U.S.) |



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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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