



HYDINGER STEWART & CHEW
COMMERCIAL PROPERTIES, LLC

Price: \$3,500,000

TOWN MART
200 TOWN MART • CLANTON, AL 35045

224 Town Mart

WESLEY CLINE, CCIM
Broker
(205) 380-3334
wes@hsccommercial.com
3072, Alabama

TABLE OF CONTENTS

Property Features	3
Property Photos	4
Pro Forma Summary	5
Annual Property Operating Data	6
Lease Rent Roll	7
Aerial	8
Demographic Profile	9

WESLEY CLINE, CCIM

BROKER

O: (205) 380-3334

C: (205) 515-7610

wes@hsccommercial.com

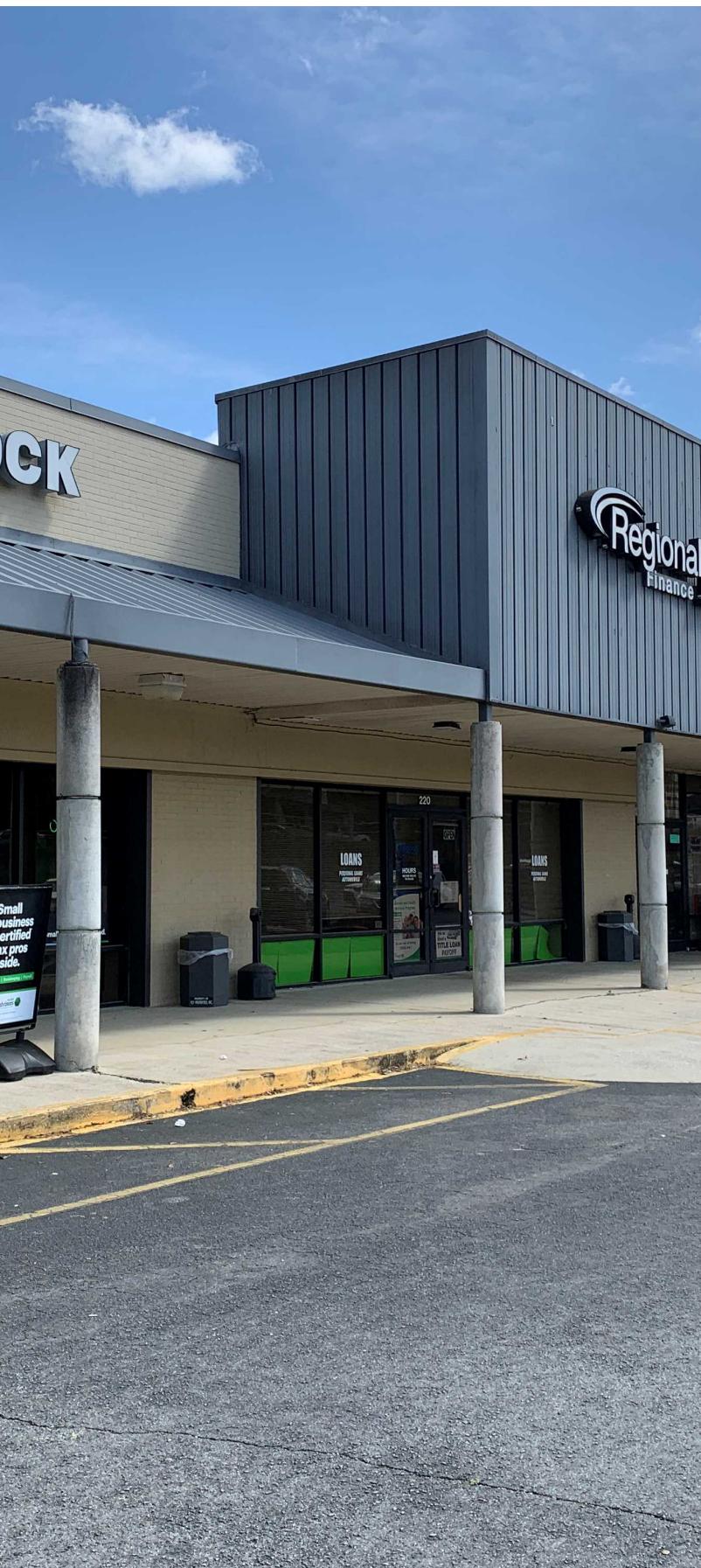
3072, Alabama

PROPERTY FEATURES

Town Mart

224 Town Mart | Clanton, AL 35045

03



FEATURES

Building Name:	Town Mart
Building Class:	Retail
Building SF:	56,450
Construction Type:	Masonry & Steel
Frontage:	Hwy 31
HVAC:	RTU
Land:	6.07 Acres
Parking Ratio:	5.8/1,000
Price:	\$3,500,000
Rentable SF:	56,450
Roof:	Flat
Tenants/Units:	9
Type:	Retail
Year Built:	1962 / Upfit 2025
County:	Clanton
Usable sq.ft.:	56,450
Occupancy:	100%
APN:	14-17-01-01-2-001-027.001

PROPERTY PHOTOS

Town Mart

224 Town Mart | Clanton, AL 35045

04



Wesley Cline, CCIM

(205) 380-3334

wes@hsccommercial.com



HYDINGER STEWART & CHEW

COMMERCIAL PROPERTIES, LLC

PRO FORMA SUMMARY

Town Mart

224 Town Mart | Clanton, AL 35045

05



Investment Summary

Price	\$3,500,000
Year Built	1962
Tenants	9
RSF	54,952
Price/RSF	\$63.69
Lot Size	6.0 acres
Floors	1
Cap Rate	7.25%

Tenant Annual Scheduled Income

Tenant	Actual
Maddog Grill	\$54,000
Maddogs 2	\$10,200
H & R Block	\$19,980
Clear Choice Hearing	\$14,400
Alabama Goodwill	\$122,654
Bren Will	\$32,360
St. of AL Pardons & Paroles	\$11,400
Automation Personnel	\$12,600
Hearing Aid	\$7,600
Totals	\$285,194

Annualized Income

Description	Actual
Gross Potential Rent	\$285,194
- Less: Vacancy	(\$15,972)
+ Reimbursements	\$34,236
Effective Gross Income	\$303,459
- Less: Expenses	(\$49,621)
Net Operating Income	\$253,838

Annualized Expenses

Description	Actual
Property Management Fee	\$15,324
Building Insurance	\$15,169
Grounds Maintenance	\$2,500
Repairs	\$6,620
Taxes - Real Estate	\$8,134
Utilities	\$1,874
Total Expenses	\$49,621
Expenses Per RSF	\$0.90

ANNUAL PROPERTY OPERATING DATA

Town Mart

224 Town Mart | Clanton, AL 35045

06

Description Year Ending	Year 1 03/2026	Year 2 03/2027	Year 3 03/2028	Year 4 03/2029	Year 5 03/2030
Income					
Rental Income	\$285,194	\$285,194	\$285,194	\$285,194	\$285,194
Expense Reimbursements	\$34,236	\$34,236	\$34,236	\$34,236	\$34,236
Gross Scheduled Income	\$319,431	\$319,431	\$319,431	\$319,431	\$319,431
General Vacancy	(\$15,972)	(\$15,972)	(\$15,972)	(\$15,972)	(\$15,972)
Gross Operating Income	\$303,459	\$303,459	\$303,459	\$303,459	\$303,459
Expenses					
Property Management Fee	(\$15,324)	(\$15,324)	(\$15,324)	(\$15,324)	(\$15,324)
Building Insurance	(\$15,169)	(\$15,169)	(\$15,169)	(\$15,169)	(\$15,169)
Grounds Maintenance	(\$2,500)	(\$2,500)	(\$2,500)	(\$2,500)	(\$2,500)
Repairs	(\$6,620)	(\$6,620)	(\$6,620)	(\$6,620)	(\$6,620)
Taxes - Real Estate	(\$8,134)	(\$8,134)	(\$8,134)	(\$8,134)	(\$8,134)
Utilities	(\$1,874)	(\$1,874)	(\$1,874)	(\$1,874)	(\$1,874)
Total Operating Expenses	(\$49,621)	(\$49,621)	(\$49,621)	(\$49,621)	(\$49,621)
Operating Expense Ratio	16.35%	16.35%	16.35%	16.35%	16.35%
Net Operating Income	\$253,838	\$253,838	\$253,838	\$253,838	\$253,838

LEASE RENT ROLL

Town Mart

224 Town Mart | Clanton, AL 35045

07

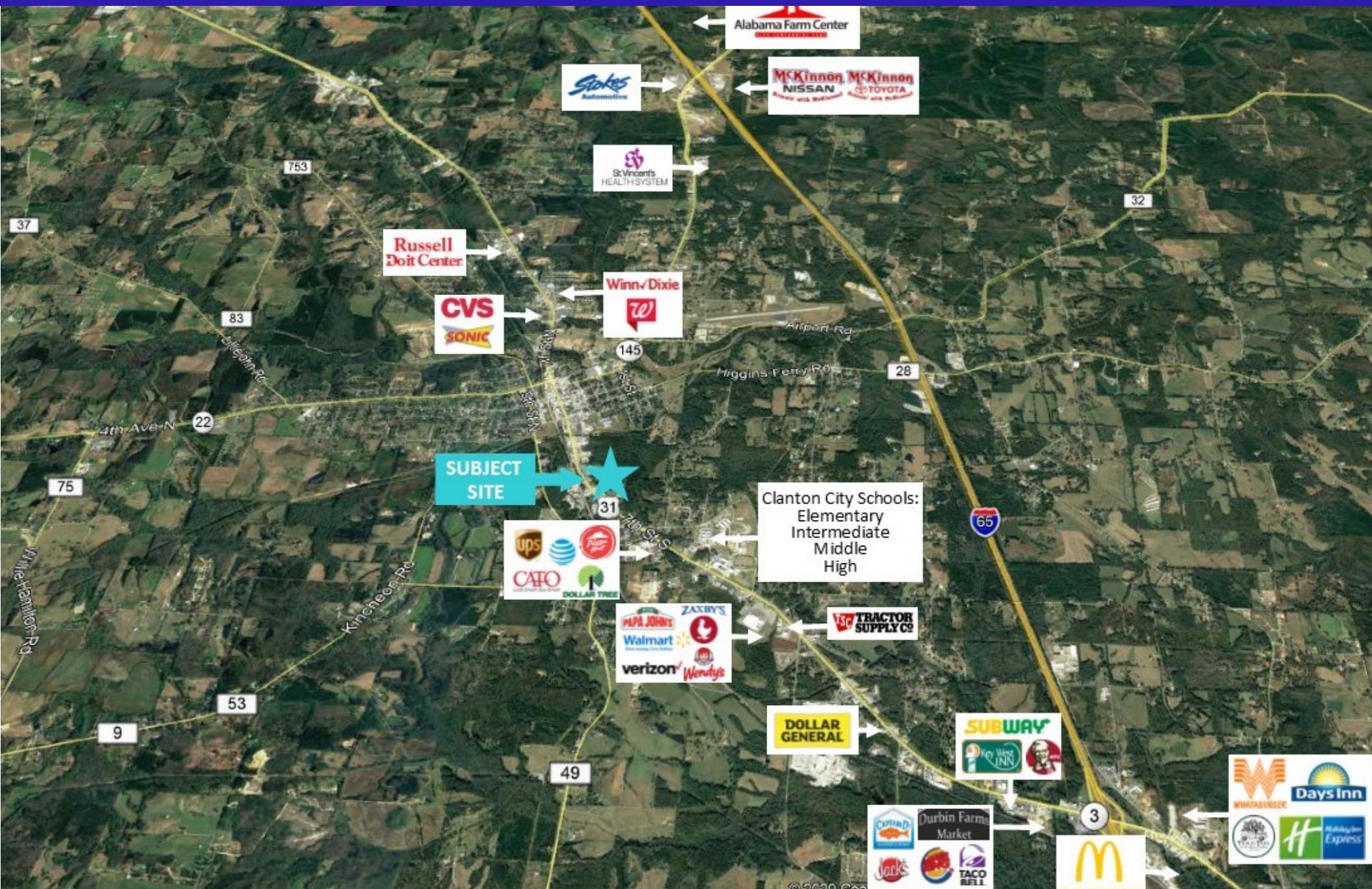
Tenant	Suite	Size	Start	Expires	\$/RSF	Rent
Maddog Grill		4,500	05/01/21	04/30/27	\$12.00	\$54,000
Maddogs 2		1,000	09/01/20	08/31/25	\$10.20	\$10,200
H & R Block		2,000	01/01/09	04/30/26	\$9.99	\$19,980
Clear Choice Hearing		1,500	06/01/23	05/31/26	\$9.60	\$14,400
Alabama Goodwill		25,822	07/01/25	06/30/40	\$4.75	\$122,654
Bren Will		16,180	07/01/25	06/30/30	\$2.00	\$32,360
St. of AL Pardons & Paroles		1,500	01/01/16	03/31/26	\$7.60	\$11,400
Automation Personnel		1,500	12/01/18	11/30/26	\$8.40	\$12,600
Hearing Aid		950	07/01/25	06/30/28	\$8.00	\$7,600

AE^{RIAL}

Town Mart

224 Town Mart | Clanton, AL 35045

08



WESLEY CLINE, CCIM

(205) 380-3334

wes@hsccommercial.com





KEY VARIABLES	20 Minute Drive Time	Chilton County	% of County
Population	33,605	45,243	74%
Total Households	12,771	17,067	75%
Expenditures			
Annual Budget Expenditures	\$636,517,635	\$843,280,850	75%
Retail Goods	\$201,510,737	\$267,186,688	75%
Food Away from Home	\$30,124,959	\$40,067,992	75%
Income			
Median Household Income	\$42,186	\$41,937	
Average Household Income	\$56,900	\$56,439	
Workplace			
Number of Businesses	1,052	1,186	89%
Total Number of Employees	9,293	10,313	90%