

# ZAXBYS™

5881 TRUSSVILLE CROSSING BLVD | BIRMINGHAM, AL

OFFERED  
FOR SALE  
\$2,944,217  
6.00% CAP



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Zaxby's | Birmingham, AL, a 3,301-square-foot net lease asset located on Trussville Crossing Boulevard in Birmingham, Alabama. The property is leased to a Zaxby's franchisee under a long-term Absolute NNN lease structure, providing investors with passive, management-free income with zero landlord responsibilities.

The lease runs through May 2042 with 16 years of remaining term and features 2% annual rent escalations throughout, generating \$176,653 in current annual rent with steady compounding income growth built into the lease structure. The franchisee executed a fresh lease commencing June 2022 on a location originally built in 2006, demonstrating 16 years of proven site performance prior to re-commitment and signaling deliberate, long-range confidence in the store's ongoing viability.

The property is positioned at the intersection of Chalkville Mountain Road (40,000 VPD) and Interstate 59 (57,300 VPD), representing one of the highest combined traffic counts of any QSR location in the northeastern Birmingham corridor. Trussville consistently ranks among the most desirable and fastest-growing suburbs in the Birmingham metro, with 36,894 residents within 3 miles at an average household income of \$95,819 and a broader 5-mile trade area of 85,017 residents. Located 15 miles northeast of downtown Birmingham along the I-59 corridor, the property benefits from sustained residential growth, strong household formation, and consistent commuter traffic that directly support QSR demand at this location.


RENT SCHEDULE	TERM	STARTING RENT	ENDING RENT
Current	Years 5-6	\$176,653	\$176,653
Rent Escalation	Years 7-20	\$180,186	\$233,090
Option 1	Years 21-25	\$237,752	\$257,350
Option 2	Years 26-30	\$262,497	\$284,135
Option 3	Years 31-35	\$289,818	\$313,708
Option 4	Years 36-40	\$319,982	\$346,359

<b>NOI</b>	\$176,653
<b>CAP</b>	6.00%
<b>PRICE</b>	\$2,944,217

## ASSET SNAPSHOT

Tenant Name	Zaxby's
Address	5881 Trussville Crossing Blvd, Birmingham, AL
Building Size (GLA)	3,301 Square Feet
Land Size	1.26 Acres
Year Built/Renovated	2006
Signatory/Guarantor	Franchisee
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	6/1/2022
Lease Expiration	5/31/2042
Rental Increases	2% annually beginning 6/1/2028 & during option periods
Remaining Term	16 Years
Current Annual Rent	\$176,653



 **36,894** PEOPLE  
IN 3 MILE RADIUS

 **\$95,819** AHHI  
IN 3 MILE RADIUS

 **40,000** VPD  
ON CHALKVILLE  
MOUNTAIN RD





## ABSOLUTE NNN LEASE | ZERO LANDLORD RESPONSIBILITIES

The asset is structured under an Absolute NNN lease with no landlord obligations, providing investors with a truly passive income stream and one of the cleanest ownership structures in net lease real estate.



## 16-YEAR REMAINING TERM | LONG DURATION FRANCHISEE COMMITMENT

The lease runs through May 2042 with 16 years of remaining term, reflecting a franchisee that has made a long-range operational commitment to this Trussville location. The 2022 lease commencement on an existing location signals deliberate re-commitment to the site rather than a legacy holdover.



## CONTRACTUAL RENT GROWTH | 2% ANNUAL INCREASES

The lease features 2% annual rent escalations throughout the term, providing steady, compounding income growth and a built-in hedge against inflation that enhances long-term total return potential for the investor.



## PREMIER INTERSTATE LOCATION | 57,300 VPD ON I-59

Positioned with direct exposure to Interstate 59 (57,300 VPD) and Chalkville Mountain Road (40,000 VPD), the site benefits from one of the highest combined traffic counts of any QSR location in the northeastern Birmingham corridor.



## AFFLUENT BIRMINGHAM SUBURB | GROWING RESIDENTIAL TRADE AREA

Trussville consistently ranks among the most desirable and fastest-growing suburbs in the Birmingham metro, supported by strong household formation, above-average school ratings, and an expanding residential base that directly supports QSR demand. The 3-mile trade area includes 36,894 residents with an AHHI of \$95,819, reflecting a stable, income-qualified consumer base.



## ESTABLISHED OPERATING HISTORY | FRANCHISEE RE-COMMITMENT IN 2022

The franchisee executed a fresh lease in June 2022 on a location originally built in 2006, demonstrating 16 years of proven site performance prior to renewal. A franchisee willing to commit to a new long-term lease on an existing location has validated the store's economics with their own capital.





TRUSSVILLE SHOPPING CENTER

Arbys  
GameStop  
Ashley HOMESTORE  
verizon  
H&R BLOCK  
7-Eleven  
TRACTOR SUPPLY CO.

WELLS FARGO

INTERSTATE 59  
57,300 VPD

Walgreens

Chick-fil-*l*

MILO'S  
THE ORIGINAL SINCE 1948

ROSS  
DRESS FOR LESS

Marshalls

Walmart  
Supercenter

HIBBETT  
Bath & Body Works  
BUFFALO WILD WINGS  
DOLLAR TREE  
REGAL

**ZAXBYS**  
5881 TRUSSVILLE CROSSING BLVD  
BIRMINGHAM, AL

sam's club  
**KOHL'S**  
**PETSMART**

CHALKVILLE MOUNTAIN RD  
40,000 VPD

1 MILE  
3,836 PEOPLE  
\$79,610 AHHI

3 MILES  
36,894 PEOPLE  
\$95,819 AHHI

5 MILES  
85,017 PEOPLE  
\$91,795 AHHI





## ZAXBYS

**BIRMINGHAM**  
15 MILES

**IRONDALE**  
11 MILES

**LEEDS**  
15 MILES

**PELL CITY**  
30 MILES

### KEY MARKET STATISTICS

- Birmingham-Hoover MSA population:** 1.12 million (2024)
- Total nonfarm employment:** 522,000 - among the most diversified employment bases in the Southeast
- MSA unemployment rate:** 3.4% (2024) - below the national average
- Trussville population:** approximately 26,000 - grown more than 35% over the past decade
- Trussville median household income:** \$92,400 - among the highest of any municipality in Jefferson County
- Trussville school ratings:** consistently among the top ranked public school systems in Alabama, driving sustained family inbound migration
- 3-mile trade area AHHI:** \$95,819
- Interstate 59 daily traffic:** 57,300 vehicles per day

The property is situated in Trussville, Alabama, within the Birmingham-Hoover Metropolitan Statistical Area - the largest metro economy in Alabama and the economic and cultural hub of the state. With a total MSA population of approximately 1.1 million residents, Birmingham serves as the dominant center for healthcare, finance, manufacturing, and professional services across the broader Central Alabama region.

The Birmingham economy is anchored by the University of Alabama at Birmingham (UAB) - one of the largest employers in the state with over 23,000 employees and a research and medical enterprise generating more than \$1.9 billion in annual economic impact. Additional major employers include Protective Life, Regions Financial, Honda Manufacturing, Vulcan Materials, and the Alabama Power Company, providing a stable and diversified employment base that underpins consistent consumer spending throughout the metro.

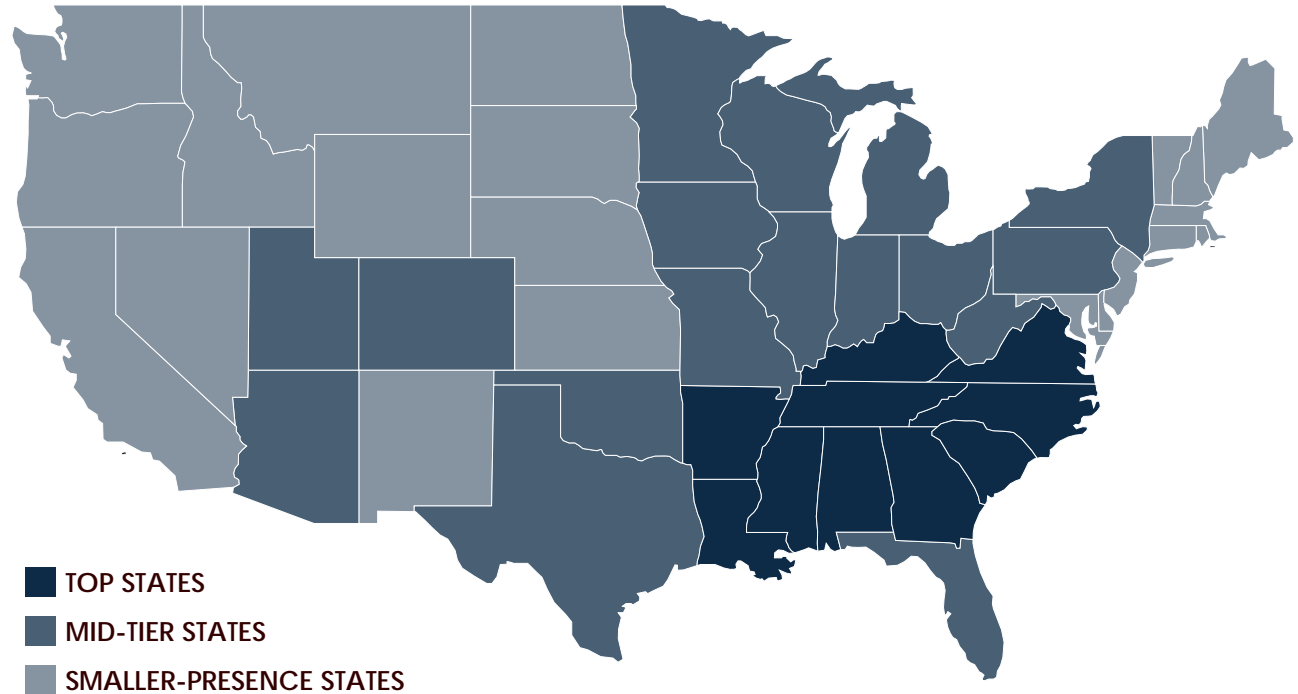
Trussville has emerged as one of the Birmingham metro's most sought-after residential destinations, attracting households drawn by highly rated public schools, newer housing stock, and a small-town character within convenient reach of Birmingham's employment centers via I-59 and I-459. The city's rapid residential growth has been accompanied by significant retail and commercial development along the Trussville Crossing corridor, establishing the submarket as a primary retail destination for the northeastern Birmingham trade area and creating a self-reinforcing cycle of population growth and retail demand that directly benefits QSR operators at this location.



## ZAXBYS QUICK FACTS

<b>Founded:</b>	1990
<b>Ownership:</b>	Private
<b># of Locations:</b>	900+
<b>Headquarters:</b>	Athens, GA
<b>Guaranty:</b>	Franchisee

Founded in 1990 and headquartered in Athens, Georgia, Zaxby's is one of the Southeast's leading fast-casual restaurant chains specializing in chicken fingers, wings, sandwiches, and salads. The brand has grown to over 900 locations across 23 states, with the majority concentrated in high-growth markets throughout the Southeast. Zaxby's has built a loyal customer base through its focus on quality menu offerings, unique flavor profiles, and community-driven culture. In 2020, Zaxby's announced a significant growth partnership with Goldman Sachs Merchant Banking Division, providing the brand with capital backing and strategic resources to accelerate expansion. Today, Zaxby's is consistently ranked among the top quick-service chicken concepts, competing with major national brands such as Chick-fil-A, Raising Cane's, and KFC, while maintaining strong regional dominance in its core markets. With continued market penetration across the Southeast and a proven history of operational success, Zaxby's represents a reliable, creditworthy tenant for long-term net-lease investors.



**900+**  
TOTAL LOCATIONS



**23 STATES**  
OPERATING FOOTPRINT



**1990**  
FOUNDED



**3RD LARGEST CHICKEN QSR**  
IN THE U.S. (BY UNIT COUNT)



**100% FRANCHISE-FOCUSED GROWTH**  
EXPANSION STRATEGY



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**6.00% CAP**

Exclusively Offered By



## PRIMARY DEAL CONTACTS

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