

2033 VILLAGE DRIVE



ARBY'S RESTAURANT AVAILABLE

MOODY, ALABAMA 35094

OFFERING PRICE

\$1,941,888

CAP RATE

6.25%

NET OPERATING INCOME

\$121,368

INVESTMENT SUMMARY

HSC Commercial Properties is pleased to offer for sale Arby's Moody, a single-tenant, net-leased quick-service restaurant strategically positioned at the I-20 / Moody Parkway interchange in the greater Birmingham MSA. Offered at \$1,941,888 — reflecting a 6.25% cap rate on in-place net operating income of \$121,368 — the property presents a compelling opportunity for a passive investor seeking stable cash flow from a nationally recognized QSR brand on a well-located, interstate-oriented retail pad.

PROPERTY DESCRIPTION

Arby's Moody is a 2,567-square-foot freestanding restaurant with drive-thru, situated on a 0.90-acre parcel with frontage along Moody Parkway. The site features a generous 20 spaces per 1,000 SF parking ratio and a low 6.6% building-to-land ratio that offers operational flexibility and excellent customer flow. Interstate-grade pylon signage delivers brand visibility to vehicles exiting I-20, while storefront signage captures local trade-area traffic at a signalized, easy-access intersection.

THE OFFERING

Price PSF	\$756
Building Size	2,567 SF
Lot Size	0.90 Acres
Year Built	1996
Parking	60 spaces (20 / 1,000 SF)
Signage	Pylon & Storefront
Traffic Count	35,000 VPD

LEASE TERMS

Lease Commencement	March 23, 1995
Lease Expiration	November 30, 2030
Remaining Term	4 years 6 months
Renewal Options	Three Options of Five Yrs
Rent Escalations	7.5% Every 5 Years