



\$ **\$1,250,000**
PRICING

% **6.00%**
CAP RATE

CHURCH'S CHICKEN

794 Allison-Bonnett Memorial Dr. | Dolomite, AL 35061



Property Placed in 88th Percentile by Placer. AI | 78th Percentile in Alabama | Top 3 Location in 15-Mi Radius



Church's Texas Chicken Record Development in 2023



Rare Corporate Sale-Leaseback



Local Street Visibility | 10.8 Million Annualized Traffic Count | Accessibility to I-20 Freeway



Absolute NNN Lease | No Landlord Responsibility | 10% Increases Every 5 Years



2 Miles from US Steel Main Gate | Over 750 Employees Commuting Every Day



Above Average Store Performance | Low Rent to Sales Ratio



CLICK HERE FOR WEBSITE & OFFERING MEMORANDUM

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