



WALMART SHADOW CENTER

TALLADEGA, AL

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP
OFFERING MEMORANDUM

WALMART
SHADOW CENTER

HIBBETT SPORTS®
GAME TESTED. ATHLETE APPROVED.™

cricket™ **American Deli**
Since 1989

Walmart

TSC TRACTOR SUPPLY CO.

Holiday Inn
AN IHG® HOTEL

BUFFALO BAY

KFC

Fast Lane OIL & TIRE

Haynes St
5,681 VPD

MURPHY USA

ROSES

TACO BELL

MCDONALD'S

CITITRENDS

BESTWAY
Furniture • Appliances • Electronics • Computers

DG

REGIONAL FINANCE

Standard
FURNITURE & MATTRESS

Aaron's

TAYLOR RENTAL Center

AmFirst

Chevron

O'Reilly

AT&T

MainStreet FAMILY CARE

Capitola D's SEAFOOD

AMERICAN TAX

T-Mobile

POPEYES
LOUISIANA KITCHEN

50% OF THE CENTER IS MADE UP OF NATIONAL TENANTS

\$3,270,000

PRICE

8.00%

CAP RATE

\$262,441

YEAR 1 NOI

20,000

SQ FT

6.00

ACRES

1991

YEAR BUILT

100%

OCCUPANCY

13-07-26-1-012-001.001

PARCEL ID

WALMART SHADOW CENTER

WALMART HAS BEEN OPERATING HERE SINCE 1990



PLEASE CONTACT US FOR MORE INFORMATION

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RETAIL DIVISION

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Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

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RENT ROLL



HIBBETT®



INVESTMENT OVERVIEW

WALMART SHADOW CENTER

Marcus & Millichap

TAYLOR MCMINN
RETAIL GROUP

OFFERING SUMMARY

WALMART SHADOW CENTER

216 - 222 HAYNES STREET
TALLADEGA AL 35160

THE OFFERING	
\$3,270,000	8.00%
PRICE	CAP RATE
PROFORMA CAP RATE (YEAR 5)	8.86%
NOI	\$262,441
NOI (YEAR 5)	\$289,709
YEAR 1 CASH ON CASH	9.05%
5-YEAR IRR	15.66%
PRICE PER SQUARE FOOT	\$163.40
SQUARE FEET	20,000 SF
CURRENT OCCUPANCY	100%
YEAR BUILT	1991
LOT SIZE	6.00 AC

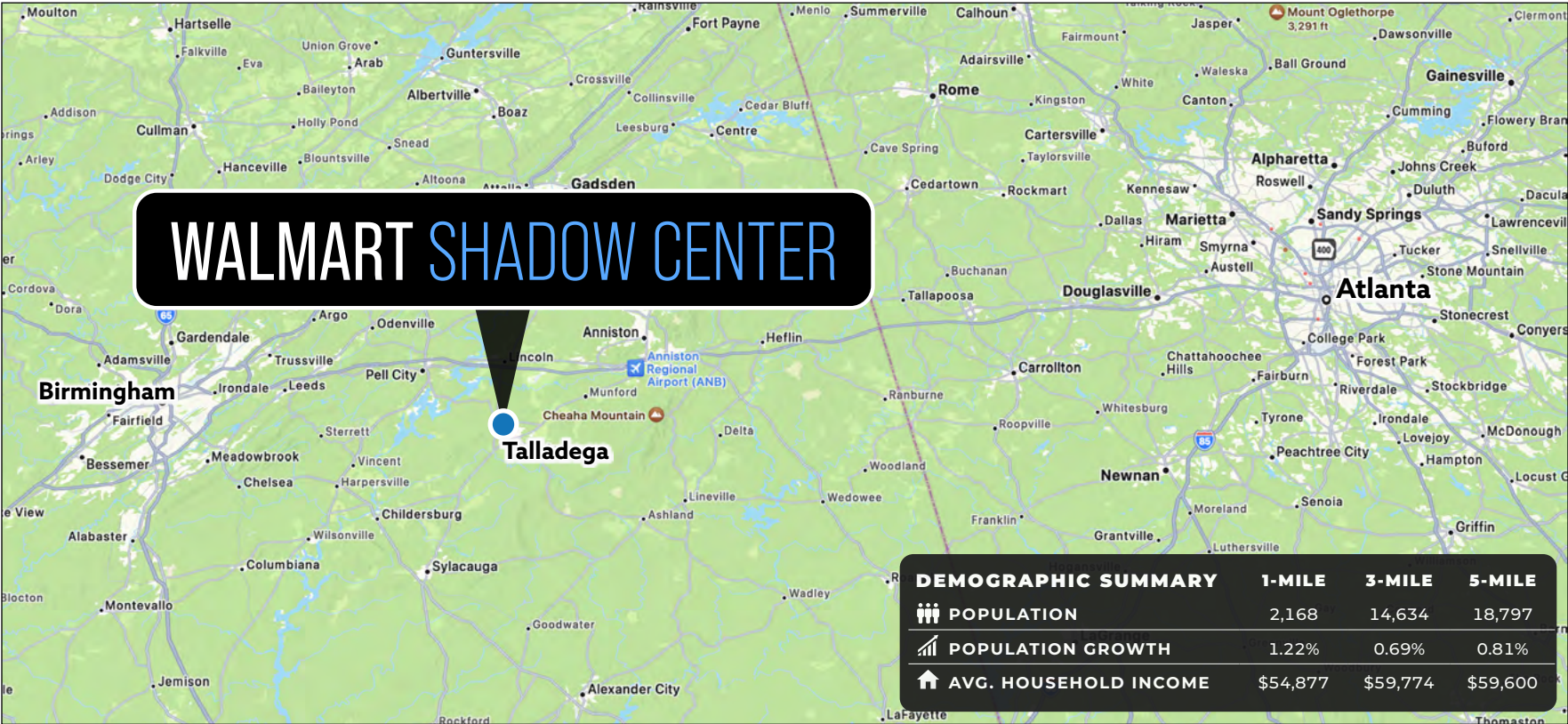
PROPOSED FINANCING	
INTEREST RATE	6.00%
LOAN-TO-VALUE RATIO (LTV)	65%
AMORTIZATION PERIOD (YRS)	30
ORIGINATION FEE	1.00%

The subject property will be delivered free-and-clear of debt. Financing in the analysis is an example of new debt for the asset. Contact listing broker for details.

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MAJOR TENANTS	SQ. FT.	GLA (%)	TERM REMAINING	OCCUPANCY HISTORY	RENT/SF
HIBBETT SPORTS® GAME TESTED. ATHLETE APPROVED.™	6,000	30.00%	3 years	17 Years	\$14.00
LOS ARCOS	4,400	22.00%	2 years	New Tenant	\$11.84
TALLADEGA TOBACCO & VAPE	4,000	20.00%	< 1 Year	2.5 Years	\$13.20

* Seller intentionally left Vape Shop short term. Contact broker for more details



INVESTMENT HIGHLIGHTS

WALMART SHADOW CENTER | TALLADEGA, AL

- The subject property is a 20,000 SF Walmart shadow anchored center located in Talladega, AL
- The center features a strong internet-resistant mix of restaurant, fitness, beauty, wireless, and service-based tenants
- Positioned in main retail corridor of Talladega, adjacent to Walmart, Dollar General, Tractor Supply, O'Reilly, and more
- These are long-term proven operators with an average tenant tenure of 10 years

VETERAN TENANT MIX

- The center features a diversified tenant mix, including Hibbett Sporting Goods, Cricket Wireless, American Deli, Direct Auto Insurance, Beauty Nails, and Los Arcos
- 50% of the center is made up of national tenants
- The property has a strong operating history with an average tenant tenure of 10+ years
 - Multiple long-tenured tenants, including Hibbett Sporting Goods operating at the center for 17+ years, Beauty Nails for 21+ years, and Cricket Wireless for 10+ years
- The Walmart shadow anchor has been occupying their space since 1990
- Solid tenant performance according to Placer.ai data
 - Cricket: top 10% in AL | top 13% nationwide
 - Hibbett: top 24% in AL | top 25% nationwide

BELOW-MARKET RENTS

- 85% of the center has contractual rent bumps in their initial terms or options, giving the buyer the ability to grow income over time
- The seller has kept rents intentionally low at the center for the buyer to capture

TALLADEGA, AL | TALLADEGA MICROPOLITAN COMMUNITY

- Positioned as the county seat of Talladega County, Talladega exemplifies Southern charm and historical significance, playing a key role in the region's cultural and economic landscape
- The iconic Talladega Superspeedway is a major economic engine, drawing roughly 100,000 racing enthusiasts annually from around the globe.
- The Talladega Superspeedway fuels local sectors such as hospitality, dining, retail, and event management, and according to an Auburn University study, the Talladega Superspeedway contributes \$407M annually to the economy
- A significant driver of the local economy is Honda Manufacturing of Alabama, located in nearby Lincoln and employing approximately 5,000+ individuals
- Talladega County is world-renowned for its high-quality Sylacauga marble, often termed "the world's whitest". It is famous in the industry and has been quarried for over a century nearby



85% OF THE CENTER HAS CONTRACTUAL RENT BUMPS IN THEIR INITIAL TERMS OR OPTIONS



WALMART HAS EXPRESSED DESIRE TO STAY IN THIS MARKET WITH AN EXPANSION TO THEIR STORE



1.5 MILLION
VISITS PER YEAR



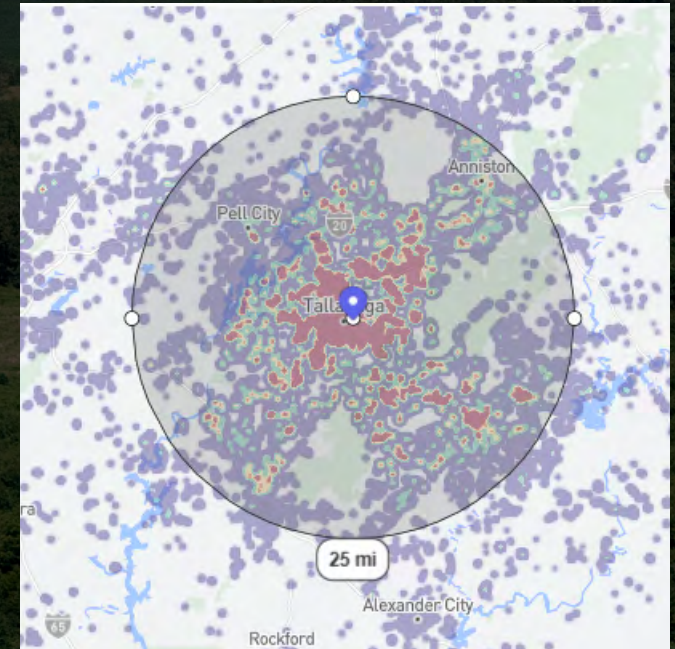
REGIONAL DRAW
25-MILE TRADE AREA



NOVEMBER 2026
CONSTRUCTION STARTED
JULY 5TH AND IS SET TO FINISH
IN EARLY NOVEMBER



3,600 SF
STORE EXPANSION
ONLINE PICKUP
& DELIVERY



122 LICENSED BEDS

350+ EMPLOYEES

\$120M REVENUE

Talladega Pattern and Aluminum

45 EMPLOYEES

\$12M REVENUE

Battle St
10,520 VPD

GAME TESTED. ATHLETE APPROVED.™

Since 1989

NOT INCLUDED IN SALE

CONTACT BROKER FOR MORE DETAILS

Walmart 

HIBBETT SPORTS®
GAME TESTED. ATHLETE APPROVED.™

TOP 24% IN AL
TOP 25% IN US

cricket™

TOP 10% IN AL
TOP 13% IN US

NOT INCLUDED IN SALE

CONTACT BROKER FOR MORE DETAILS

SOLID TENANT PERFORMANCE ACCORDING TO PLACER.AI DATA

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Walmart

TSC TRACTOR SUPPLY CO

Holiday Inn
AN IHG® HOTEL

BUFFALO BAY

KFC

Fast Lane OIL & TIRE

MURPHY USA

ROSES

TACO BELL

MCDONALD'S

BEST INN TALLADEGA

CENTRAL ALABAMA COMMUNITY COLLEGE

1,500 STUDENTS
\$21.7M REVENUE

CITITRENDS

BESTWAY
Furniture • Appliances • Electronics • Computers

DG

REGIONAL FINANCE

Standard
FURNITURE & MATTRESS

Aaron's

TAYLOR RENTAL Center

AmFirst

Chevron

O'Reilly

AT&T

MainStreet FAMILY CARE

Capitol D's SEAFOOD

Battle St
10,520 VPD

T-Mobile

POPEYES
LOUISIANA KITCHEN

AMERICAN TAX

HIBBETT SPORTS®
GAME TESTED. ATHLETE APPROVED.™

17+ YEARS

cricket™

10+ YEARS

BEAUTY NAILS

21+ YEARS

NOT INCLUDED IN SALE

CONTACT BROKER FOR MORE DETAILS

LONG-TERM PROVEN OPERATORS WITH AN AVERAGE TENANT TENURE OF 10 YEARS

The background image shows the exterior of a commercial building with a red-tiled roof and a central gable. The building is identified by a sign as 'Los Arcos MEXICAN RESTAURANT'. The sign features the name 'Los Arcos' in large red letters, flanked by two green cactus silhouettes, with 'MEXICAN RESTAURANT' in smaller green letters below. The ground floor has large glass windows and doors. A semi-transparent dark blue overlay covers the middle section of the image, containing the title text. The sky is blue with some clouds.

MARKET OVERVIEW

WALMART SHADOW CENTER

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

20 43,117 VPD

Talladega Municipal Airport



HONDA

HONDA MANUFACTURING

 **5K** Employee

 **\$12B** Economic Impact



TALLADEGA SUPERSPEEDWAY

 **80K** Capacity

 **\$407M** Economic Impact



Kronospan

460 STUDENTS

\$300M REVENUE



TALLADEGA

At every turn.

MANUFACTURERS



SCOT INDUSTRIES

200 EMPLOYEES
\$66M REVENUE



CPC LOGISTICS

3,500+ DRIVERS
\$35M REVENUE



Kasai

600 EMPLOYEES
\$120M REVENUE



STYLECREST

100+ EMPLOYEES
\$38M REVENUE

MANUFACTURERS



KOCH FOODS

500 EMPLOYEES
\$180M REVENUE



Georgia-Pacific

130+ EMPLOYEES
\$100M REVENUE



PRECISION STRIP

A TOLL PROCESSOR OF METALS
100 EMPLOYEES
\$60M REVENUE



BAPTIST HEALTH



Citizens Hospital

122 LICENSED BEDS

350+ EMPLOYEES

\$120M REVENUE



Walmart



WALMART

SHADOW CENTER



HIBBETT SPORTS

GAME TESTED. ATHLETE APPROVED.™



cricket American Deli

Since 1989



TALLADEGA COLLEGE

1,200 STUDENTS

\$25.5M REVENUE



AIDB

Alabama Institute for Deaf and Blind
Deaf Blind, Unitless

MANUFACTURER



MasterBrand

Cabinets, Inc.

MANUFACTURER



piggly wiggly



TRACTOR SUPPLY CO



ROSES



TACO BELL



KFC



Holiday Inn

AN IHG HOTEL



MCDONALD'S



Acron's



CITITRENDS



O'Reilly



AT&T



MainStreet

FAMILY CARE



DG



DOLLAR TREE



Captain D's

SEAFOOD



Little Caesars



POPEYES



T



ZAXBY'S



HUDDLE HOUSE



Chevron



FARMERS home FURNITURE



Auto Zone



SHERWIN WILLIAMS



CVS pharmacy



Pizza Hut



Arby's



WALGREENS



FAMILY DOLLAR



verizon



REGIONS



PNC BANK

North St 8,631 VPD

Battle St 10,520 VPD

77

DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
 POPULATION	2,168	14,634	18,797
 POPULATION GROWTH	1.22%	0.69%	0.81%
 AVG. HOUSEHOLD INCOME	\$54,877	\$59,774	\$59,600

DEMOGRAPHIC SUMMARY

POPULATION	1 Miles	3 Miles	5 Miles
2030 Projection	2,195	14,735	18,948
2025 Estimate	2,168	14,634	18,797
Growth 2025 - 2030	1.22%	0.69%	0.81%
2020 Census Population	2,191	14,715	18,784
2010 Census Population	2,228	14,850	18,835

DAYTIME POPULATION	1 Miles	3 Miles	5 Miles
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2025 Estimate	4,183	13,626	16,413
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HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2030 Projections	910	6,066	7,319
2025 Estimate	889	5,957	7,179
Growth	2.42%	1.83%	1.95%
2020 Census Households	847	5,753	6,916
2010 Census Households	833	5,765	6,882

HOUSEHOLD INCOME	1 Miles	3 Miles	5 Miles
2025 Est. Average HH Income	\$54,877	\$59,774	\$59,600
2025 Est. Median HH Income	\$48,410	\$48,229	\$47,781

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	1.03%	2.17%	2.10%
\$150,000 - \$199,999	2.86%	3.69%	3.94%
\$100,000 - \$149,999	8.50%	11.31%	11.12%
\$75,000 - \$99,999	11.59%	11.28%	11.24%
\$50,000 - \$74,999	26.80%	17.34%	17.72%
\$35,000 - \$49,999	7.28%	10.69%	11.00%
\$25,000 - \$34,999	6.19%	10.99%	10.60%
\$15,000 - \$24,999	10.80%	13.19%	13.39%
\$10,000 - \$14,999	11.57%	8.09%	8.35%
Under \$9,999	13.38%	11.26%	10.53%

OCCUPIED HOUSING UNITS	1 Miles	3 Miles	5 Miles
2030 Projected			
Owner Occupied Housing Units	44.49%	48.51%	50.90%
Renter Occupied Housing Units	39.00%	37.76%	35.78%
Vacant	16.51%	13.73%	13.32%
2025 Estimate			
Owner Occupied Housing Units	44.44%	48.52%	50.95%
Renter Occupied Housing Units	39.14%	37.80%	35.78%
Vacant	16.42%	13.69%	13.27%
2020 Estimate			
Owner Occupied Housing Units	44.00%	48.57%	51.13%
Renter Occupied Housing Units	39.74%	37.87%	35.70%
Vacant	16.26%	13.57%	13.16%

Marcus & Millichap

Source: © 2025 Experian





Talladega, Alabama, is part of the Talladega-Sylacauga Micropolitan Statistical Area, which, as of 2023, has an estimated population of 91,400. The city is a pivotal economic hub within this region, bolstered by significant tourism and industrial sectors. The Talladega Superspeedway is one of the area's largest economic drivers, attracting over 100,000 fans per race weekend and generating approximately \$200 million in annual economic impact. The track also contributes \$26 million to Alabama's Education Trust Fund, supporting schools and public services. These high-profile NASCAR events provide a substantial boost to local businesses, hotels, and restaurants, reinforcing Talladega's importance as a premier motorsports destination.

In addition to tourism, Talladega benefits from a strong manufacturing presence, led by the Honda Manufacturing of Alabama (HMA) plant in nearby Lincoln. Employing over 4,500 associates, the facility produces key Honda models, including the Odyssey, Pilot, Passport, and Ridgeline. Honda has invested more than \$2.6 billion into the plant, which contributes an estimated \$6.8 billion annually to Alabama's economy. In 2023, the plant expanded operations with a \$16 million investment to support the production of its next-generation vehicles and enhance manufacturing efficiency, further solidifying the region's position as a premier automotive and industrial powerhouse.



TALLADEGA SUPERSPEEDWAY



80K
Capacity

\$407M
Economic
Impact



HONDA

HONDA MANUFACTURING



4.4K
Employeea

\$12B
Economic
Impact



**TALLADEGA SUPERSPEEDWAY IS A MAJOR ECONOMIC ENGINE,
DRAWING ROUGHLY 300,000+ RACING ENTHUSIASTS
ANNUALLY FROM AROUND THE GLOBE**



**HOME TO THE INTERNATIONAL MOTORSPORTS
HALL OF FAME AND TALLADEGA SUPER SPEEDWAY**





FINANCIAL ANALYSIS

WALMART SHADOW CENTER

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

FINANCIAL SUMMARY & ASSUMPTIONS

WALMART SHADOW CENTER

ANNUALIZED OPERATING DATA	
SCHEDULED BASE RENTAL REVENUE	\$280,766
EXPENSE REIMBURSEMENT REVENUE	
COMMON AREA MAINTENANCE	\$16,919
INSURANCE	\$12,804
REAL ESTATE TAXES	\$9,588
MANAGEMENT FEE	\$8,954
TOTAL REIMBURSEMENT REVENUE	\$48,265
TOTAL POTENTIAL GROSS REVENUE	\$329,031
GENERAL VACANCY	(\$16,452)
EFFECTIVE GROSS REVENUE	\$312,579
OPERATING EXPENSES	
COMMON AREA MAINTENANCE	\$16,654
INSURANCE	\$12,805
REAL ESTATE TAXES	\$8,176
MANAGEMENT FEE	\$12,503
TOTAL OPERATING EXPENSES	\$50,138
NET OPERATING INCOME	\$262,441

GENERAL

- The analysis was assumed to start on January 1, 2027.
- Inflation was assumed to be 3% annually on a calendar year basis.
- 5% vacancy loss was underwritten.

LEASING

- All renewal options were assumed to renew.

EXPENSES

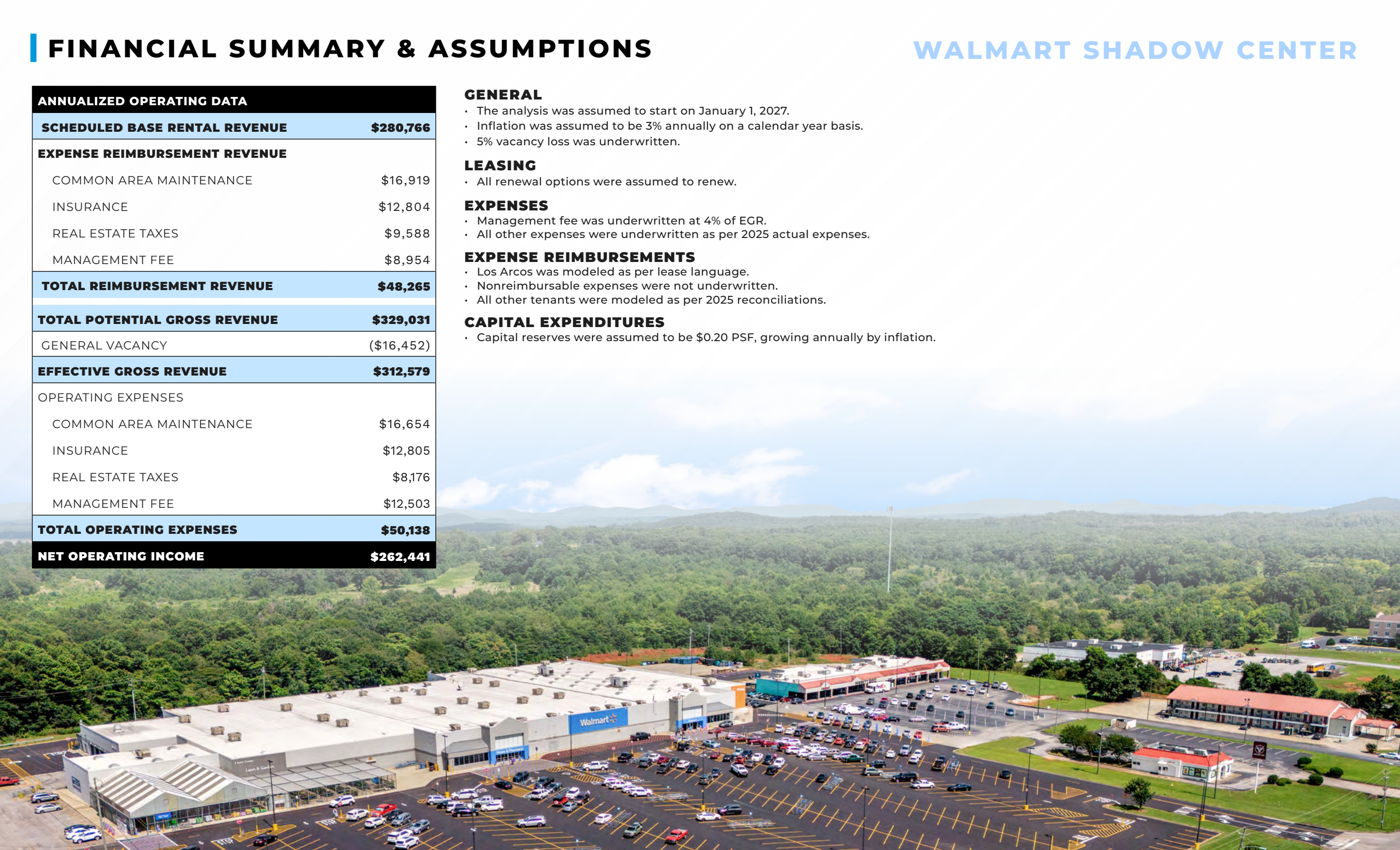
- Management fee was underwritten at 4% of EGR.
- All other expenses were underwritten as per 2025 actual expenses.

EXPENSE REIMBURSEMENTS

- Los Arcos was modeled as per lease language.
- Nonreimbursable expenses were not underwritten.
- All other tenants were modeled as per 2025 reconciliations.

CAPITAL EXPENDITURES

- Capital reserves were assumed to be \$0.20 PSF, growing annually by inflation.



CASH FLOW

WALMART SHADOW CENTER

FOR THE YEARS ENDING	YEAR 1 DEC-2027	YEAR 2 DEC-2028	YEAR 3 DEC-2029	YEAR 4 DEC-2030	YEAR 5 DEC-2031	YEAR 6 DEC-2032	YEAR 7 DEC-2033	YEAR 8 DEC-2034	YEAR 9 DEC-2035	YEAR 10 DEC-2036	YEAR 11 DEC-2037
SCHEDULED BASE RENTAL REVENUE	280,766	287,740	283,415	291,447	309,133	315,788	323,421	312,331	340,903	369,538	382,780
EXPENSE REIMBURSEMENT REVENUE											
COMMON AREA MAINTENANCE	16,919	17,434	17,434	17,587	18,633	19,197	19,890	18,864	19,745	21,478	22,120
INSURANCE	12,804	13,189	13,268	13,524	14,329	14,758	15,289	14,502	15,179	16,515	17,010
REAL ESTATE TAXES	9,588	9,874	9,937	10,039	10,569	10,601	10,975	9,364	9,693	10,544	10,859
MANAGEMENT FEE	8,954	9,186	8,868	8,911	9,606	9,815	10,099	9,416	14,990	16,570	17,058
TOTAL REIMBURSEMENT REVENUE	48,265	49,683	49,507	50,061	53,137	54,371	56,253	52,146	59,607	65,107	67,047
TOTAL POTENTIAL GROSS REVENUE	329,031	337,423	332,922	341,508	362,270	370,159	379,674	364,477	400,510	434,645	449,827
GENERAL VACANCY	(16,452)	(16,871)	(10,061)	(7,386)	(16,367)	(16,710)	(18,984)			(15,514)	(18,321)
EFFECTIVE GROSS REVENUE	312,579	320,552	322,861	334,122	345,903	353,449	360,690	364,477	400,510	419,131	431,506
OPERATING EXPENSES											
COMMON AREA MAINTENANCE	16,654	17,154	17,667	18,198	18,744	19,307	19,886	20,483	21,095	21,729	22,382
INSURANCE	12,805	13,189	13,585	13,992	14,412	14,845	15,290	15,749	16,221	16,708	17,209
REAL ESTATE TAXES	8,176	8,421	8,674	8,934	9,202	9,478	9,762	10,055	10,357	10,668	10,988
MANAGEMENT FEE	12,503	12,822	12,914	13,365	13,836	14,138	14,428	14,579	16,020	16,765	17,260
TOTAL OPERATING EXPENSES	50,138	51,586	52,840	54,489	56,194	57,768	59,366	60,866	63,693	65,870	67,839
NET OPERATING INCOME	262,441	268,966	270,021	279,633	289,709	295,681	301,324	303,611	336,817	353,261	363,667



RENT ROLL

WALMART SHADOW CENTER

				LEASE TERM		RENTAL RATES				
SUITE	TENANT	SQ. FEET	% OF GLA	BEGIN	END	BEGIN	PSF	ANNUAL	EXPENSE RECOVERY CALCULATION METHOD	ARGUS MLA
216	Los Arcos Guaranty: Personal HVAC: Tenant's responsibility, not to exceed \$1,000 per calendar year per unit Options: One, 5-Year	4,400	22.00%	Jan-2026	Jan-2029	Current Feb-2027 Feb-2028 Option	\$ 11.84 \$ 12.19 \$ 12.56 + 3% annually	\$ 52,096 \$ 53,636 \$ 55,264	CAM: PRS (\$0.75 PSF min.) INS: PRS (\$0.40 PSF min.) TAX: PRS (\$0.50 PSF min.) Mgmt Fee: In CAM	\$14.00 NNN
216	Cricket Wireless Exclusive: No other tenant may derive more than 15% of gross revenues from the sale of cell phones and accessories. Guaranty: Personal HVAC: Tenant's responsibility. Options: None	1,400	7.00%	May-2016	May-2029	Current Jun-2027 No Option	\$ 14.14 \$ 15.43	\$ 19,796 \$ 21,602	CAM: PRS (\$1.65 PSF min.) INS: PRS (\$0.50 PSF min.) TAX: PRS (\$0.35 PSF min.) Mgmt Fee: In CAM	\$14.00 NNN
222-B	American Deli Exclusive: No other tenant may sell wings or Philly cheesesteaks in a quick service format. Guaranty: Personal HVAC: Tenant's responsibility, not to exceed \$6,000 per occurrence. Options: None	1,400	7.00%	Dec-2018	Sep-2029	Current No Option	\$ 13.50	\$ 18,900	CAM: PRS (\$1.60 PSF min.) INS: PRS (\$0.40 PSF min.) TAX: PRS (\$0.50 PSF min.) Mgmt Fee: In CAM	\$14.00 NNN
222-C	Direct Auto Insurance Exclusive: No other tenant may sell auto insurance. Guaranty: Personal HVAC: Tenant's responsibility, not to exceed \$500 per occurrence. Options: None	1,400	7.00%	Nov-2020	Nov-2031	Current Dec-2027 Dec-2028	\$13.25 \$13.65 \$14.06	\$18,550 \$19,110 \$19,684	CAM: PRS (\$1.00 PSF min.) INS: PRS (\$0.40 PSF min.) TAX: PRS (\$0.60 PSF min.) Mgmt Fee: In CAM	\$14.00 NNN
222-D	Beauty Nails Guaranty: Personal HVAC: Tenant's responsibility. Cotenancy: None Options: None	1,400	7.00%	Feb-2005	Dec-2035	Current Jan-2028 Jan-2031	\$ 21.43 \$ 23.57 \$ 25.71	\$ 30,002 \$ 32,998 \$ 35,994	CAM: PRS INS: PRS TAX: PRS Mgmt Fee: PRS	\$21.50 NNN

RENT ROLL

WALMART SHADOW CENTER

SUITE	TENANT	SQ. FEET	% OF GLA	LEASE TERM		RENTAL RATES			EXPENSE RECOVERY CALCULATION METHOD	ARGUS MLA
				BEGIN	END	BEGIN	PSF	ANNUAL		
222-E	Hibbett Sporting Goods HIBBETT SPORTS® GAME TESTED. ATHLETE APPROVED.™	6,000	30.00%	Jul-2009	Nov-2029	Current Option	\$ 14.00 \$ 14.75	\$ 84,000 \$ 88,500	CAM: PRS INS: PRS TAX: PRS Mgmt Fee: None	\$14.00 NNN
Exclusive: No other tenant may use more than the lesser of 1,000 SF or 20% of its premises for the sale of sporting goods, athletic apparel, athletic shoes or sports fan-licensed products.										
Guaranty: None HVAC: Tenant's responsibility. Cotenancy: Cotenancy occurs if WalMart ceases operating, or if less than 8,200 SF of small shop space (excluding Tenant) is open and operating. Tenant pays 4% of sales in lieu of gross rent during cotenancy. After 30 months of anchor cotenancy, Tenant must either terminate or resume paying full gross rent. After 3 months of shop cotenancy, Tenant has the ongoing right to terminate. Options: One, 5-Year										
222-E	Talladega Tobacco & Vape	4,000	20.00%	Apr-2024	Apr-2027	Current Option	\$ 13.20 \$ 13.99	\$ 52,800 \$ 55,968	CAM: PRS (\$1.00 PSF min.) INS: PRS (\$0.40 PSF min.) TAX: PRS (\$0.40 PSF min.) Mgmt Fee: In CAM	\$14.00 NNN
Guaranty: Personal HVAC: Tenant's responsibility. Cotenancy: None Options: One, 3-Year										
TOTAL OCCUPIED		20,000	100%							
TOTAL VACANT		0	0%							
TOTAL		20,000	100%							





TENANT ROSTER

216	Los Arcos	4,400
216	Cricket Wireless	1,400
222-B	American Deli	1,400
222-C	Direct Auto Insurance	1,400
222-D	Beauty Nails	1,400
222-E	Hibbett Sporting Goods	6,000
222-E	Talladega Tobacco & Vape	4,000
Total Occupied		20,000
Total Vacant		0
TOTAL		20,000

CONFIDENTIALITY AGREEMENT

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