



Alabama, Tennessee, & Georgia

NINE PROPERTY PORTFOLIO

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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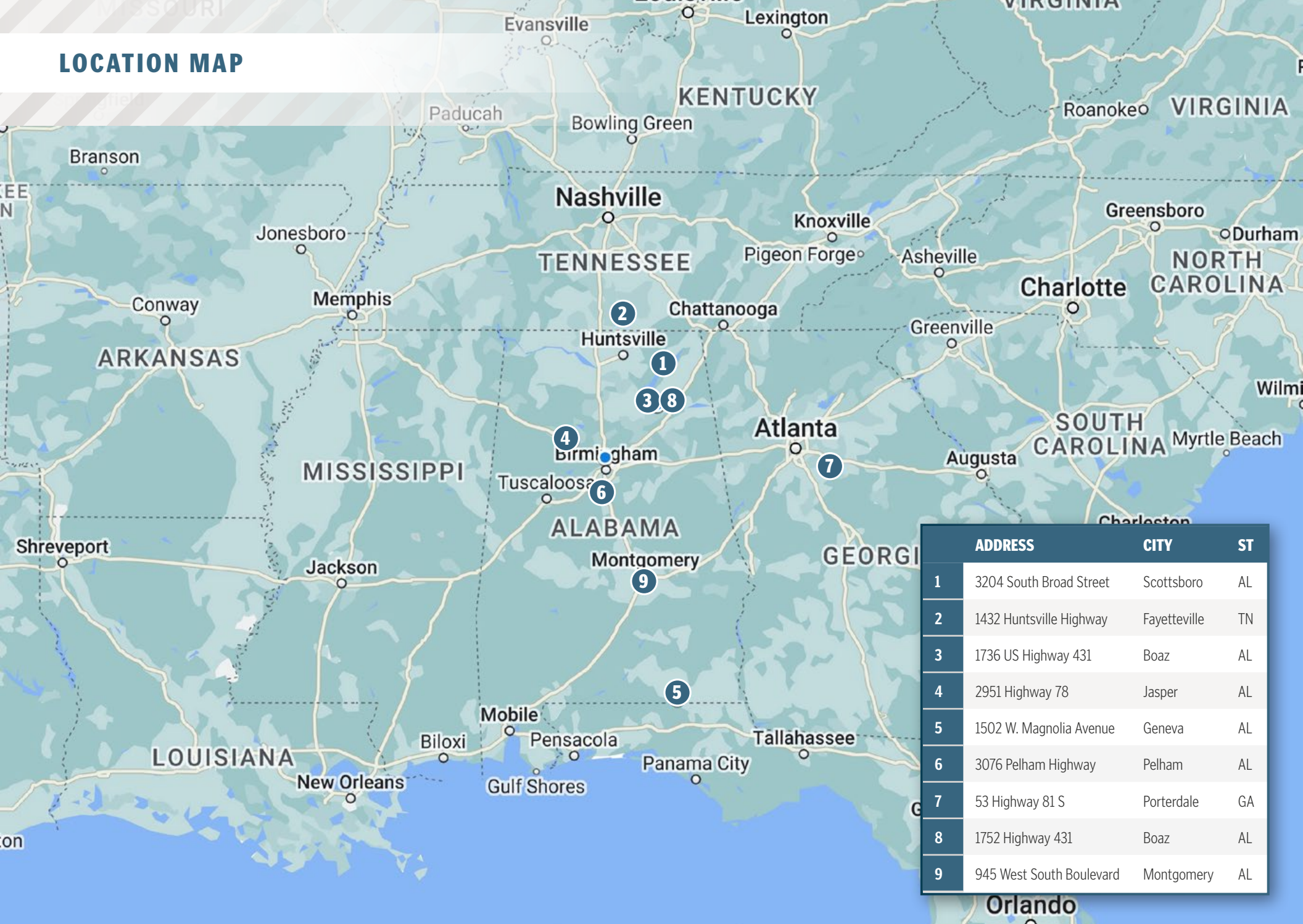
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PORTFOLIO OVERVIEW



	Property	Address	City	State	Year Built	Building Area	Land Area	Price	Drive-Thru	Population (5-Miles)	AHI (5-Miles)
1	Former Burger King	3204 South Broad Street	Scottsboro	AL	2014	3,034 SF	0.86 Acres	\$1,595,000	Yes	15,419	\$73,175
2	Former Popeyes	1432 Huntsville Highway	Fayetteville	TN	2000	2,613 SF (est.)	0.72 Acres	\$1,610,000	Yes	13,750	\$73,627
3	Former Popeyes	1736 US Highway 431	Boaz	AL	2018	2,657 SF	0.86 Acres	\$1,625,000	Yes	30,192	\$68,501
4	Former Popeyes	2951 Highway 78	Jasper	AL	2019	2,820 SF	0.90 Acres	\$1,797,000	Yes	15,934	\$76,944
5	Former Popeyes	1502 West Magnolia Avenue	Geneva	AL	1993	1,600 SF	0.62 Acres	\$1,400,000	Yes	6,008	\$63,567
6	Former Burger King	3076 Pelham Highway	Pelham	AL	2016	3,120 SF	0.59 Acres	\$1,750,000	Yes	77,917	\$119,099
7	Former Burger King	53 Highway 81 South	Porterdale	GA	1997	2,750 SF	1.52 Acres	\$2,100,000	Yes	75,425	\$85,976
8	Former Burger King	1752 Highway 431	Boaz	AL	2003	4,868 SF	1.41 Acres	\$2,300,000	Yes	30,192	\$68,501
9	Former Burger King	945 West South Boulevard	Montgomery	AL	2012	3,157 SF	1.00 Acres	\$1,675,000	Yes	74,292	\$62,495
Total/Average:						26,619 SF	8.48 Acres	\$15,852,000		37,681	\$76,876

LOCATION MAP



	ADDRESS	CITY	ST
1	3204 South Broad Street	Scottsboro	AL
2	1432 Huntsville Highway	Fayetteville	TN
3	1736 US Highway 431	Boaz	AL
4	2951 Highway 78	Jasper	AL
5	1502 W. Magnolia Avenue	Geneva	AL
6	3076 Pelham Highway	Pelham	AL
7	53 Highway 81 S	Porterdale	GA
8	1752 Highway 431	Boaz	AL
9	945 West South Boulevard	Montgomery	AL

3204 South Broad Street, Scottsboro, AL

HIGHLANDS
MEDICAL CENTER

S. BROAD ST. //
STATE HIGHWAY 279

Publix
T.J. Maxx
Ford
Chevrolet
The Home Depot

THE SHOPS
OF SCOTTSBORO

17,900
VEHICLES PER DAY

TSC TRACTOR SUPPLY CO
ANY TIME FITNESS
Rick's Appliance SALES SERVICE
H&R BLOCK
FedEx

Advance Auto Parts
AutoZone

TOYOTA
Wally World
Starbucks
WHATABURGER
McDonald's
KFC
Wendy's
U-HAUL

STATE HIGHWAY 2//U.S. HIGHWAY 72

29,600
VEHICLES PER DAY

FORMER
BURGER KING

Johns Manville
HTPG
Pizza Hut
DOLLAR GENERAL
U-HAUL
Jack's
TOYOTA
ABC

Vulcan
Materials Company

Maples Rugs
Save a lot food stores
Dawson HOOD LINERS

SCOTTSBORO PLAZA
SHOPPING CENTER
NELSON
ELEMENTARY
SCHOOL

2023 Estimated Population

1 Mile	2,054
3 Miles	10,438
5 Miles	15,419

2023 Average Household Income

1 Mile	\$75,863
3 Miles	\$77,274
5 Miles	\$73,175

2023 Estimated Total Employees

1 Mile	894
3 Miles	6,060
5 Miles	9,970



3204 South Broad Street, Scottsboro, AL



17,900
VEHICLES PER DAY

PYLON SIGN

SPARKLE KLEEN

279 S. BROAD ST.





1432 Huntsville Highway, Fayetteville, TN

30,900
VEHICLES PER DAY

16,700
VEHICLES PER DAY

9,400
VEHICLES PER DAY

2023 Estimated Population

1 Mile	772
3 Miles	8,155
5 Miles	13,750

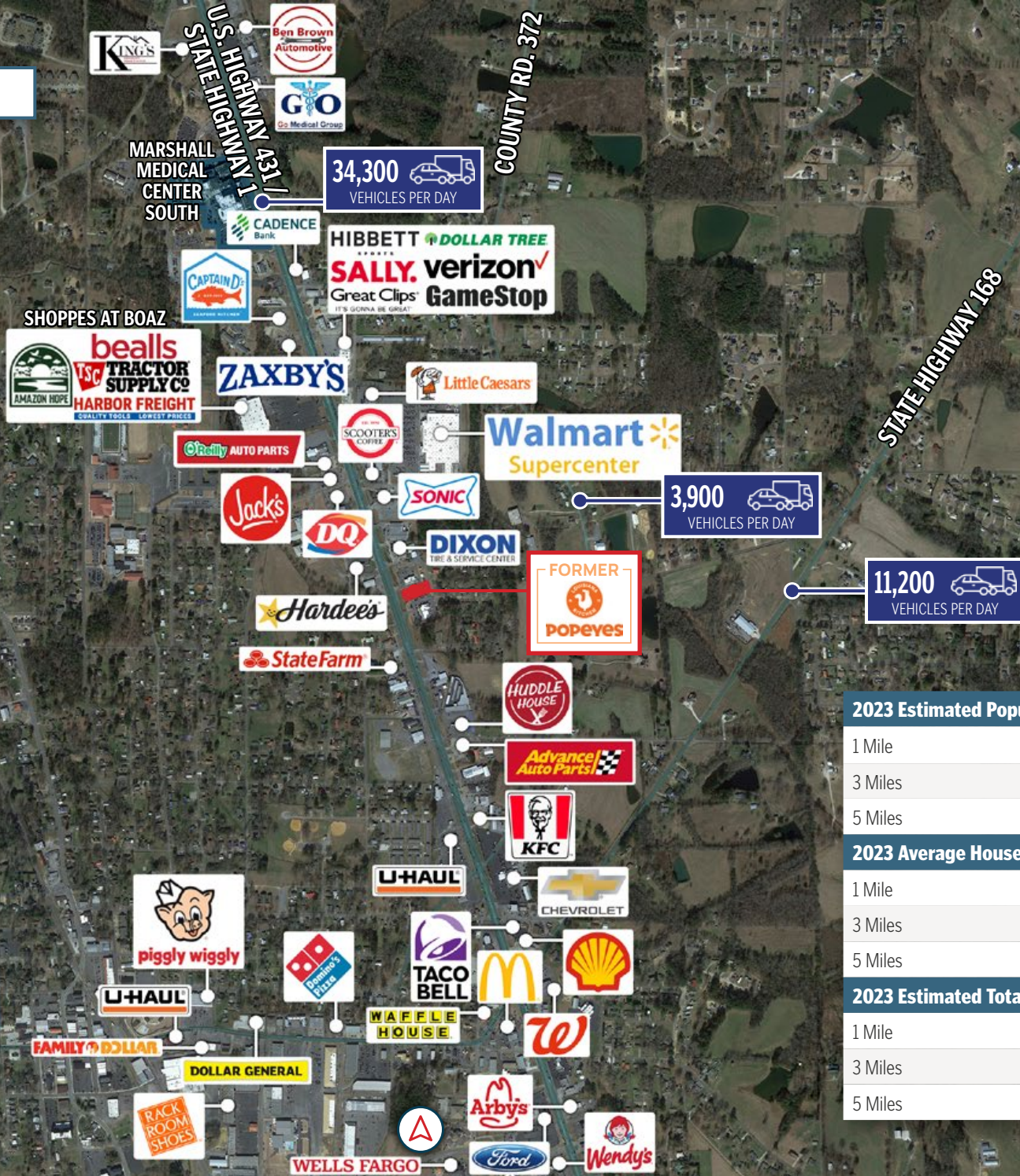
2023 Average Household Income

1 Mile	\$68,171
3 Miles	\$64,706
5 Miles	\$73,627

2023 Estimated Total Employees

1 Mile	1,720
3 Miles	7,649
5 Miles	8,795

1736 US Highway 431, Boaz, AL



2023 Estimated Population	
1 Mile	3,617
3 Miles	14,870
5 Miles	30,192
2023 Average Household Income	
1 Mile	\$59,918
3 Miles	\$63,940
5 Miles	\$68,501
2023 Estimated Total Employees	
1 Mile	2,803
3 Miles	7,822
5 Miles	12,640

1736 US Highway 431, Boaz, AL

FORMER
DOPEYES

34,300
VEHICLES PER DAY

PYLON SIGN

LOS ARCOS



2951 Highway 78, Jasper, AL



26,800
VEHICLES PER DAY

7,100
VEHICLES PER DAY

11,500
VEHICLES PER DAY

2023 Estimated Population	
1 Mile	296
3 Miles	5,245
5 Miles	15,934
2023 Average Household Income	
1 Mile	\$74,126
3 Miles	\$66,015
5 Miles	\$76,944
2023 Estimated Total Employees	
1 Mile	119
3 Miles	1,816
5 Miles	9,681



2951 Highway 78, Jasper, AL



Full Moon
since 1986
BAR-B-QUE

FORMER

POPEYES

PYLON SIGN

26,800
VEHICLES PER DAY

6,800
VEHICLES PER DAY

VIKING DR.

5 69
HIGHWAY 78

1502 West Magnolia Avenue, Geneva, AL

6,100
VEHICLES PER DAY

11,500
VEHICLES PER DAY

2023 Estimated Population	
1 Mile	1,181
3 Miles	4,151
5 Miles	6,008
2023 Average Household Income	
1 Mile	\$77,505
3 Miles	\$61,443
5 Miles	\$63,567
2023 Estimated Total Employees	
1 Mile	1,681
3 Miles	2,937
5 Miles	3,273

W. MAGNOLIA AVE./STATE HIGHWAY 59

W. MAPLE AVE.

GOAT HILL RD.

Sysco

WARREN SASSER & ASSOCIATES

HUMAN RESOURCES

IRON STORAGE

DOLLAR GENERAL
Little Caesars

Food GIANT

USDA

Chevron

O'Reilly AUTO PARTS

BURGER KING

FORMER
POPEYES

geneva family dentistry

TSC TRACTOR SUPPLY CO

Walmart

DOLLAR TREE

PIZZY MUSHY

Hardee's

Friend

McDonald's

WIREGRASS MEDICAL CENTER

GILSTRAP DRUGS

JAMES A. MULKEY ELEMENTARY SCHOOL

Pizza Hut



1502 West Magnolia Avenue, Geneva, AL



LIVE&LIFT

6,100
VEHICLES PER DAY



PYLON SIGN

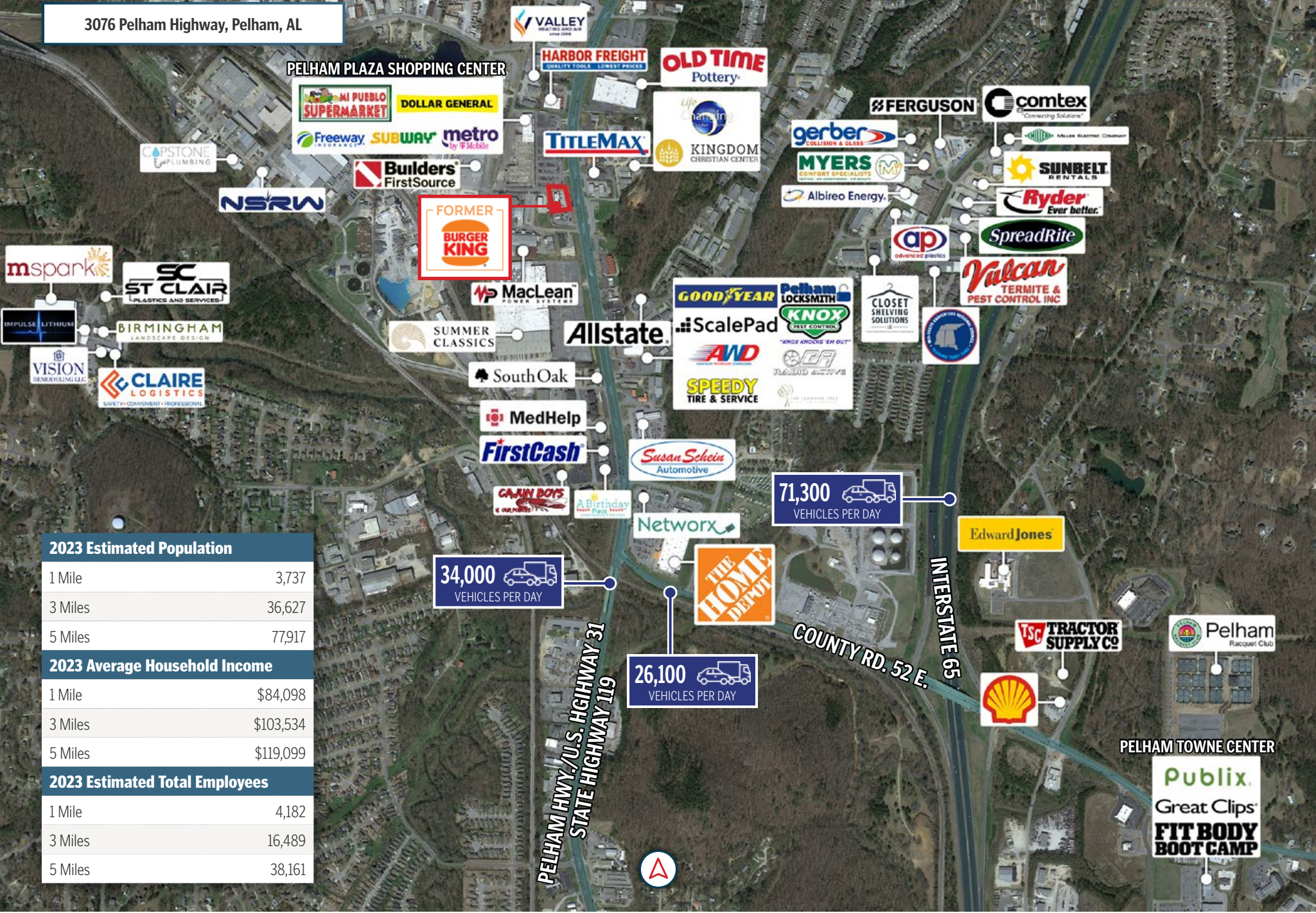


52 W. MAGNOLIA AVE.



3076 Pelham Highway, Pelham, AL

PELHAM PLAZA SHOPPING CENTER



2023 Estimated Population

1 Mile	3,737
3 Miles	36,627
5 Miles	77,917

2023 Average Household Income

1 Mile	\$84,098
3 Miles	\$103,534
5 Miles	\$119,099

2023 Estimated Total Employees

1 Mile	4,182
3 Miles	16,489
5 Miles	38,161

34,000
VEHICLES PER DAY

71,300
VEHICLES PER DAY

26,100
VEHICLES PER DAY

3076 Pelham Highway, Pelham, AL

PYLON SIGN

34,000
VEHICLES PER DAY

31119
PELHAM HWY.

FORMER
BURGER KING



53 Highway 81 South, Porterdale, GA



NEWTON COLLEGE
& CAREER
ACADEMY

13,900
VEHICLES PER DAY

STATE HIGHWAY 81

2023 Estimated Population	
1 Mile	3,974
3 Miles	29,552
5 Miles	75,425
2023 Average Household Income	
1 Mile	\$73,476
3 Miles	\$79,074
5 Miles	\$85,976
2023 Estimated Total Employees	
1 Mile	422
3 Miles	3,472
5 Miles	19,304

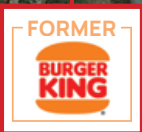
FAMILY DOLLAR



PORTERDALE
VETERANS
MEMORIAL

ELM
STREET
PARK

WAFFLE
HOUSE



11,100
VEHICLES PER DAY

COVINGTON BYPASS RD.



53 Highway 81 South, Porterdale, GA

13,900
VEHICLES PER DAY



PYLON SIGN

PRESTIGE CAR WASH

FOOD MART

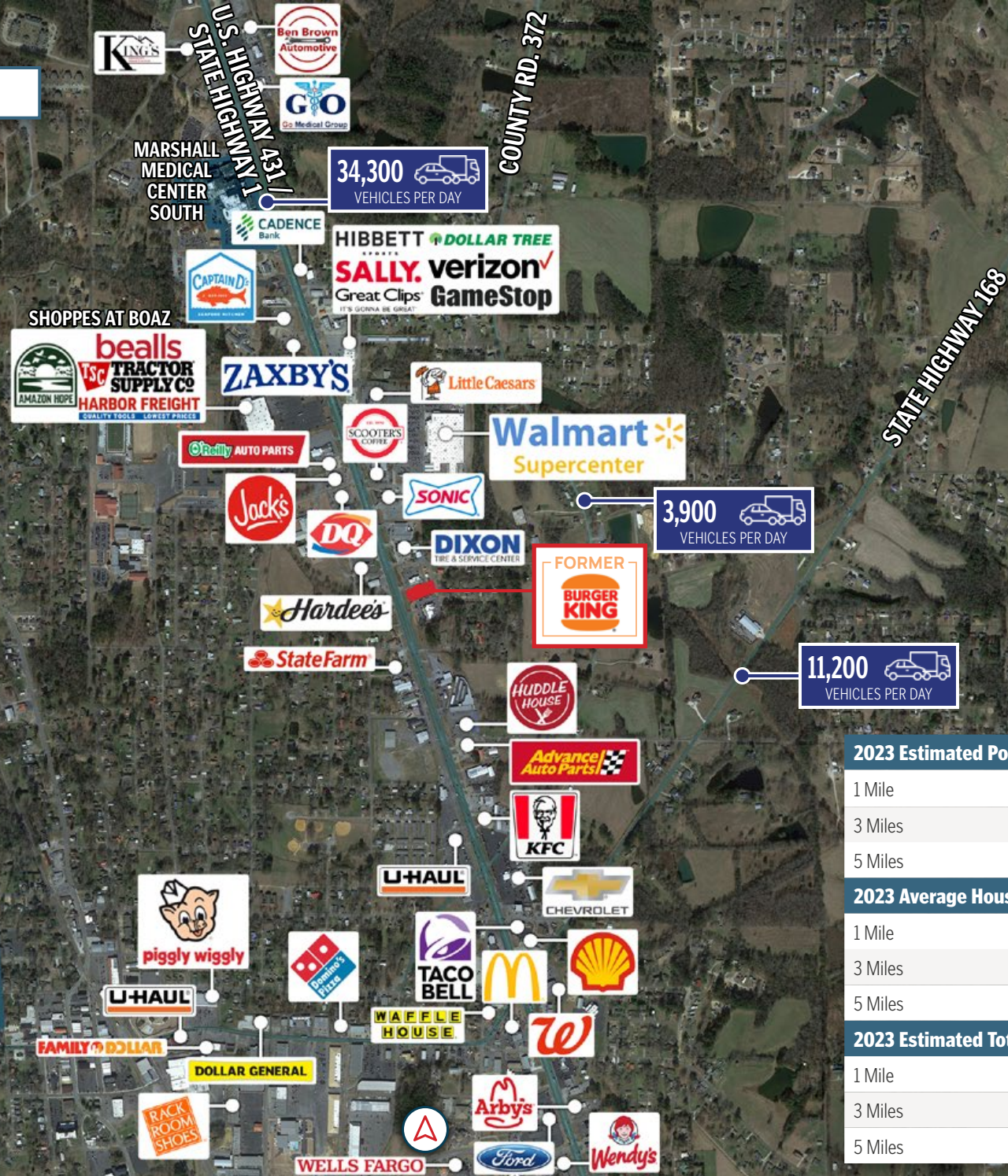


JACKSON RD.

8,000
VEHICLES PER DAY



1752 Highway 431, Boaz, AL



SNEAD STATE
COMMUNITY
COLLEGE

2023 Estimated Population	
1 Mile	3,617
3 Miles	14,870
5 Miles	30,192
2023 Average Household Income	
1 Mile	\$59,918
3 Miles	\$63,940
5 Miles	\$68,501
2023 Estimated Total Employees	
1 Mile	2,803
3 Miles	7,822
5 Miles	12,640

1752 Highway 431, Boaz, AL

WILLS RD.

SEAN ST.



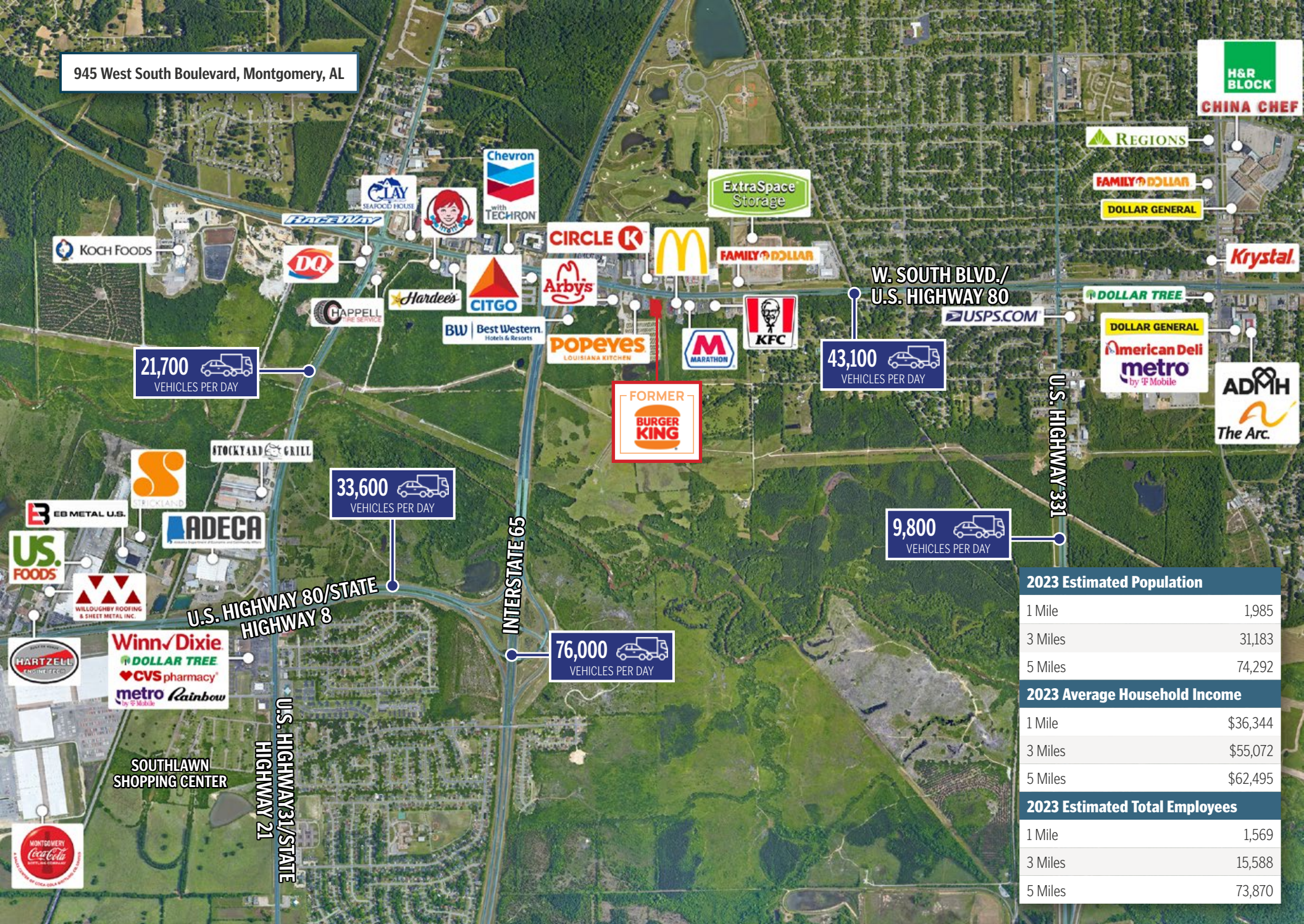
34,300
VEHICLES PER DAY

PYLON SIGN



431
1

945 West South Boulevard, Montgomery, AL



21,700
VEHICLES PER DAY

33,600
VEHICLES PER DAY

76,000
VEHICLES PER DAY

43,100
VEHICLES PER DAY

9,800
VEHICLES PER DAY

2023 Estimated Population	
1 Mile	1,985
3 Miles	31,183
5 Miles	74,292

2023 Average Household Income	
1 Mile	\$36,344
3 Miles	\$55,072
5 Miles	\$62,495

2023 Estimated Total Employees	
1 Mile	1,569
3 Miles	15,588
5 Miles	73,870

945 West South Boulevard, Montgomery, AL

8 82 W. SOUTH BLVD.

43,100
VEHICLES PER DAY

POPEYES
LOUISIANA KITCHEN



FORMER
BURGER KING

PYLON SIGN

Pizza Hut





THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

255+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

2.3K+

RETAIL
TRANSACTIONS
company-wide
in 2022

760+

NET LEASE
TRANSACTIONS
SOLD
in 2022

\$2.9B+

NET LEASE
TRANSACTION
VALUE
in 2022

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