

INVESTMENT OPPORTUNITY
SINGLE TENANT
LEASED QSR



2033 VILLAGE DRIVE

Moody, Alabama 35094

ARBY'S RESTAURANT AVAILABLE



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THE OFFERING

Price	\$2,022,796
Cap Rate	6.0%
Net Operating Income	\$121,368
Price PSF	\$788
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
Zoning	Commercial
County / Submarket	St. Clair County / Moody
APN	26-02-10-0-001-016.017

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. The property is offered at \$2,022,796, reflecting a 6.0% cap rate on in-place net operating income of \$121,368, and 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.

Offering Price	Cap Rate	NOI
\$2,022,796	6.0%	\$121,368

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 — well above industry norms for QSR product — 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. A signalized intersection at the property's access point allows for safe, convenient ingress and egress for both interstate travelers and local patrons.



INVESTMENT SUMMARY

Stabilized, Income-Producing Asset — Operating Arby's location producing \$121,368 in NOI

Interstate-Oriented Site — Immediate visibility and access from I-20, the primary east-west interstate connecting Birmingham to Atlanta

High Traffic Counts — 35,000 VPD passing the property, supporting both interstate and community customer mix

Generous Site Configuration — 0.90-acre lot with 60 parking spaces and low 6.6% building coverage allows excellent drive-thru queuing and customer access

Signalized Access — Traffic signal at site entry enhances convenience and safety, a key driver of QSR performance

Premier Signage Package — Pylon and storefront signage capture both interstate and local traffic

Growing Submarket — Moody / St. Clair County corridor is among the fastest-growing residential and commercial submarkets in the Birmingham MSA

Recognized National Brand — Arby's is one of the most established sandwich-focused QSR brands in the U.S., with a loyal customer base and proven unit-level economics





LEASE SUMMARY

Tenant	RTM ALABAMA, LLC
Guarantor	RTM, INC
Premises	2033 Village Drive, Moody, AL
Lease Type	NNN
Base Annual Rent	\$121,242.00
Rent PSF	\$47.23 per square foot
Reimbursements	Any property expenses
Net Operating Income	\$121,242.00
Lease Commencement	March 23, 1995
Lease Expiration	November 30, 2030

Remaining Primary Term	4 years 6 months
Renewal Options	Three (3) Option Terms of Five (5) years each
Rent Escalations	7.5 % every Five (5) years
Property Taxes 2025	\$9,908.28
Insurance	Tenant Coverage
CAM / Maintenance	Tenant Expense
Roof & Structure	Tenant Expense
Right of First Refusal	Tenant Right



LOCATION OVERVIEW

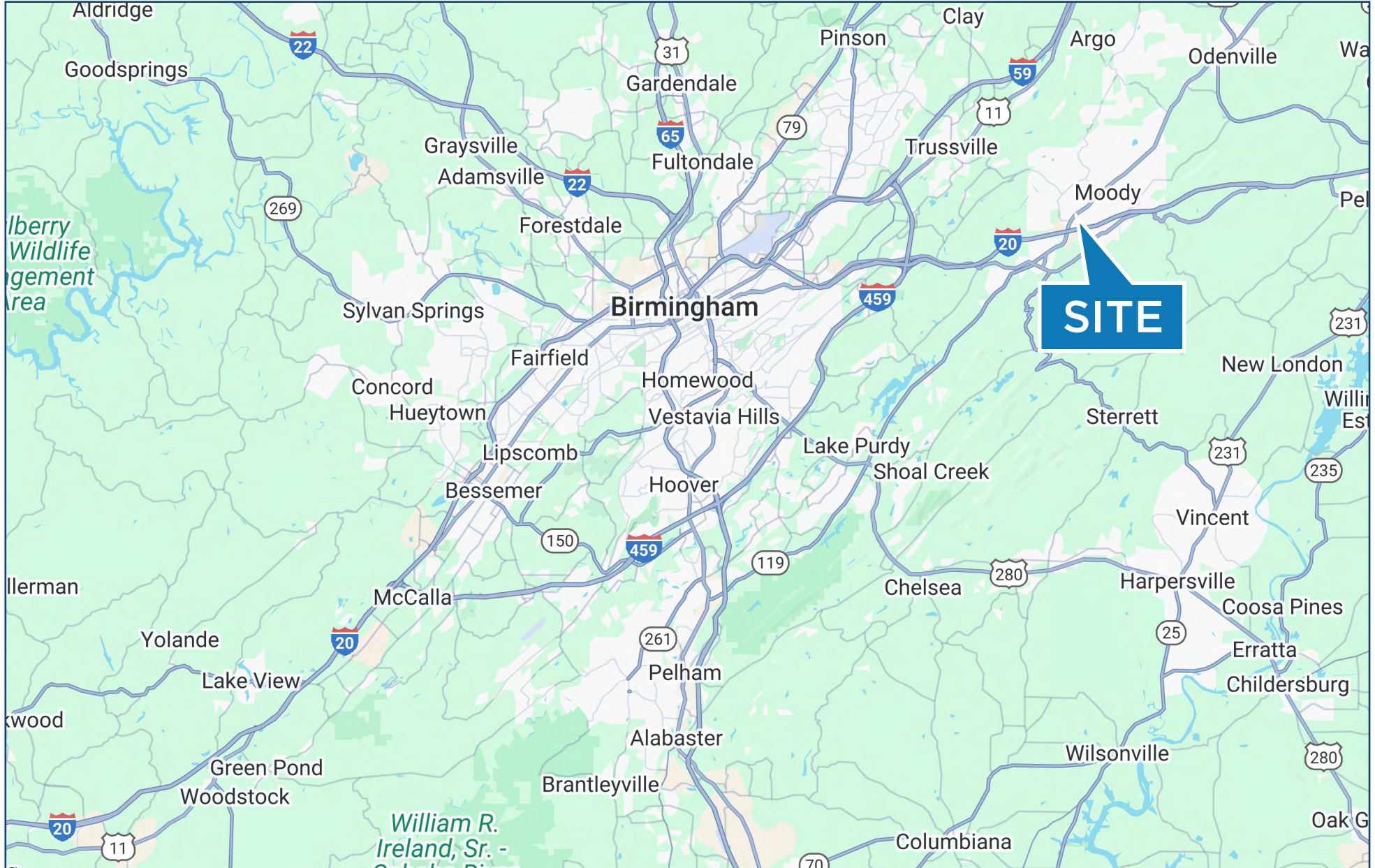
The property occupies one of the most visible commercial pads in Moody, Alabama, located directly off the I-20 exit and zoned for interstate retail. With approximately 35,000 vehicles per day passing the site, the location captures a unique dual-demand profile — drawing both interstate motorists fueling, dining, and shopping along the I-20 corridor between Birmingham and Atlanta, and the steady daily traffic of Moody's growing residential and commuter base.

Moody is a fast-growing community within St. Clair County, one of the most active growth corridors in the Birmingham metropolitan area. The local economy benefits from rooftop expansion, proximity to the Honda Manufacturing facility in nearby Lincoln, and the broader east-Birmingham employment base. The combination of interstate exposure and an expanding residential trade area provides the durable demand drivers that make this corridor a proven location for national QSR, fuel, lodging, and convenience retail.

LOCATION AREA AERIAL



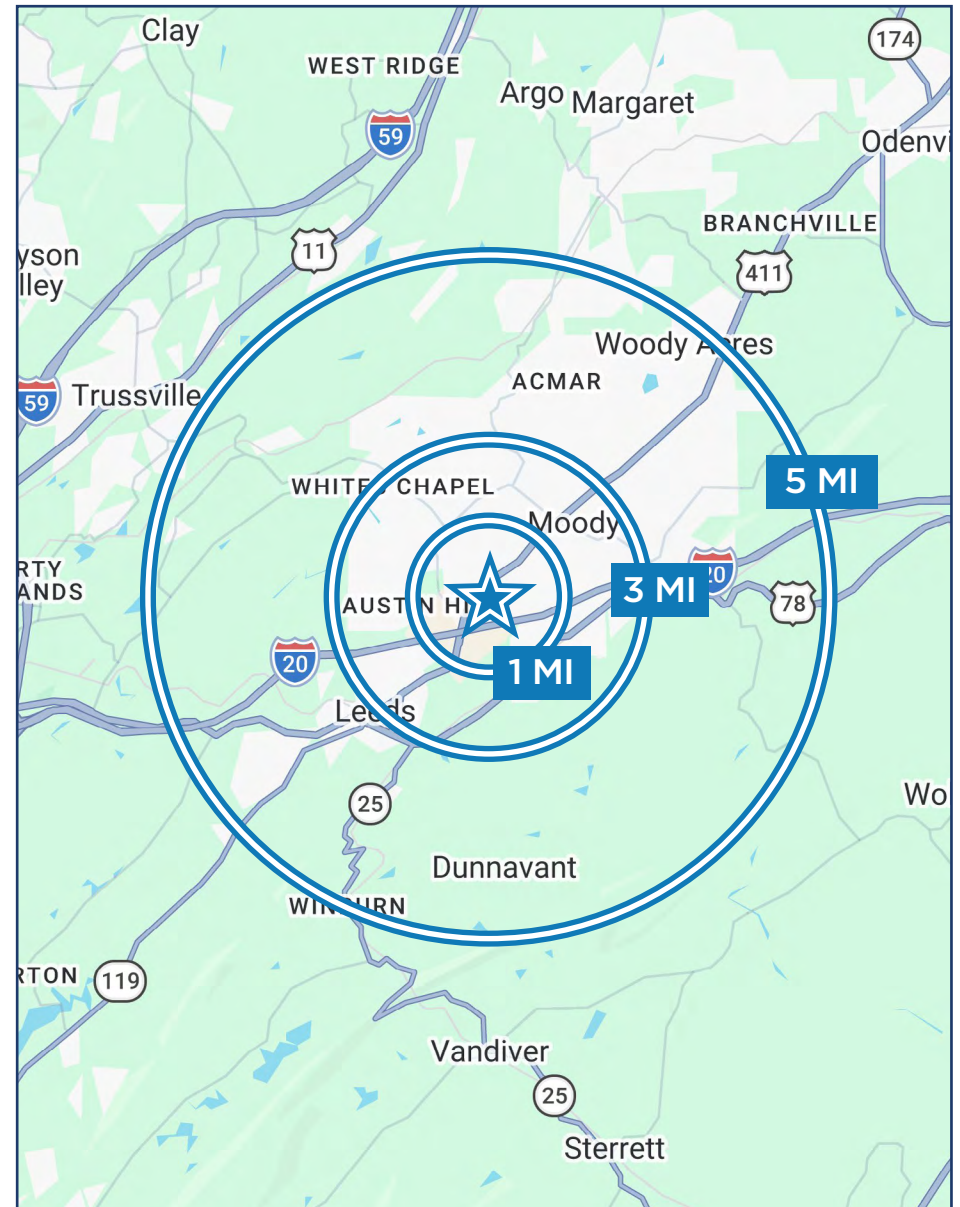
AREA MAP



MARKET INFORMATION
DEMOGRAPHICS



	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
2025 Population	3,397	16,762	31,426
2030 Population	3,498	17,113	32,236
2025-2030 Annual Rate	0.59%	0.42%	0.51%
Median Age	38.7	39.8	39.9
2025 Households	1,360	7,034	12,408
2030 Households	1,421	7,278	12,854
2025-2030 Annual Rate	0.88%	0.68%	0.71%
Med HH Income	\$73,951	\$77,345	\$83,996
Avg HH Income	\$87,273	\$90,452	\$102,421



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