

# SLIM CHICKENS

3020 CLOVERDALE ROAD  
FLORENCE | ALABAMA 35633

\*\*\*COLLEGE TOWN LOCATION\*\*\*



ACTUAL SITE

# ADVISORY TEAM

**JUSTIN ZAHN**  
Vice President

justin@ciadvisor.com  
480.718.5555 - direct  
402.730.6021 - cell

**BRIAN BROCKMAN**  
In-State Broker

Bang Realty-Alabama Inc  
LIC # 119315  
513.898.1551 - office  
bor@bangrealty.com



**COMMERCIAL INVESTMENT ADVISORS**  
**CIA BROKERAGE COMPANY**  
9383 East Bahia Drive, Suite 130  
Scottsdale, Arizona 85260  
480.214.5088  
www.ciadvisor.com





## SLIM CHICKENS

### PRICE

\$3,002,000

### CAP RATE

6.50%

### NOI

\$195,101



### POINTS OF INTEREST

**Retailers | Entertainment:** Retailers in Florence include Walmart, Target, Sam's Club, Lowe's, Home Depot, Hobby Lobby, Kohl's, T.J. Maxx, Ross, Belk, Old Navy, Dick's Sporting Goods, Academy Sports + Outdoors, Factory Connection, Martin's Family Clothing, Ulta Beauty, Five Below, Office Depot, PetSmart, Petco, Books-A-Million, Ollie's Bargain Outlet, Ashley, Farmers Home Furniture, Royal Furniture, Publix, ALDI, Foodland, Ace Hardware, Harbor Freight Tools, Planet Fitness, Crunch Fitness, Workout Anytime, AMC Theatres

**Higher Education:** 3 miles from **University of North Alabama (UNA)** - a public university offering various master's & doctoral programs with 10,620 students (Fall 2025). UNA is situated on a beautiful 130-acre campus in historic Florence - within walking distance of downtown restaurants & shops

**Healthcare:** 5 miles from **North Alabama Medical Center** - serves as a regional facility with more than 200 physicians who represent more than 42 specialty areas of medicine with 263 beds



### LONG-TERM ABSOLUTE NNN LEASE

17 years remaining on Absolute NNN lease with attractive 7.50% rental escalations every 5 years!



### TENANT | LEASE GUARANTOR

**Simply Slim AL, LLC** owns & operates a total of 5 Slim Chickens locations across **Alabama** with plans to continue to grow their unit count in the years to come & through various entities, continues to be the largest franchisee in the system by unit count (**17 units total**)!



### STRONG SALES PERFORMANCE

Successfully open & operating since 2023 with an attractive **8.13% Rent-to-Sales Ratio (YE 2024)**!



### TRAFFIC COUNTS

Positioned on a ±0.93-acre lot with great visibility/access on Cloverdale Rd (main north/south artery in Cloverdale) with **traffic counts of 25,851 CPD!**



### 2025 DEMOGRAPHICS

Population (5-mi)	49,984
Households (5-mi)	21,210
Average Household Income (1-mi)	\$86,329

# Financial Analysis

## Property Overview

**SITE ADDRESS** 3020 Cloverdale Road  
Florence | Alabama 35630

**TENANT** **SIMPLY SLIM AL, LLC**

**ENTITY TYPE** Franchise

**GROSS LEASABLE AREA** ±3,570 SF (including 500 SF Patio)

**LOT SIZE** ±0.93 acre

**YEAR BUILT** 2023

**OWNERSHIP** Fee Simple (Building & Land)

**EXPENSE REIMBURSEMENT** This is an **Absolute NNN lease**. Tenant is responsible for all expenses.

**LEASE TERM** 17 years remaining

**RENTAL INCREASES** 7.50% every 5 years

**RENT START DATE** March 23, 2023

**EXPIRATION DATE** March 31, 2043

**OPTIONS** Four 5-Year Renewal Options

## Proposed Summary (11/12/25)

All Cash or Buyer to obtain new financing at Close of Escrow.

Loan to Value (70%)	\$2,101,400	Term	5 years
Down Payment (30%)	\$900,600	Amortization	30 years
Interest Rate	5.99%		

For more information, please contact **Matt Jones** - Capital Markets | Matthews™ at **(973) 476-8485** or **matt.jones@matthews.com**.

## Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	<b>03/23/23</b> to 03/31/28	\$195,101	6.50%
Years 6-10	04/01/38 to 03/31/33	\$209,734	6.99%
Years 11-15	04/01/33 to 03/31/38	\$225,464	7.51%
Years 16-20	04/01/38 to <b>03/31/43</b>	\$242,373	8.07%
		<b>AVG ANNUAL RETURN</b>	<b>7.40%</b>

## RENEWAL OPTIONS

1st Option	04/01/43 to 03/31/48	\$260,551
2nd Option	04/01/48 to 03/31/53	\$280,093
3rd Option	04/01/53 to 03/31/58	\$301,100
4th Option	04/01/58 to 03/31/63	\$323,682

# Tenant Profile

**Slim Chickens** is a fast-casual restaurant concept focused on serving premium, hand-breaded chicken tenders made from 100% all-natural ingredients.

The brand is known for its buttermilk-marinated, cooked-to-order chicken, delivering fresh, high-quality meals with consistent flavor. Its menu features a variety of customizable options, **Spicy Tenders, Tender & Wing Meals, Slim's Tender Bites, Tender Mac Bowls, Craft Sandwiches & Wraps, Chicken & Waffles, Salads, Slim's Sweets** (Strawberry Cheesecake Jar, Nilla Banana Pudding Bar, Chocolate Brownie Jar & Chocolate Chip Brownie) and **Hand-Spun Milkshakes** (Oreo®, Chocolate, Strawberry & Vanilla).

Founded on simple, high-quality recipes, the concept emphasizes freshness, craftsmanship, and a welcoming dining environment. Slim Chickens has built a strong following by offering a family-friendly experience that goes beyond traditional quick-service dining.

## About the Tenant

**Simply Slim AL, LLC owns & operates a total of 5 Slim Chicken locations across Alabama** with plans to continue to grow their unit count in the years to come and through various entities, continues to be the largest franchisee in the system by unit count (17 units total)! Through various entities, the ownership group owns the Slims Chicken development rights to areas in Alabama, Arkansas, Georgia, Louisiana & Texas. In all, this could result in over 30 locations.



*Awards & Recognition*



Ranked #136 in 2025



Runner-Up for 2025  
Best Fast Food Fried  
Chicken



Ranked #81 for 2025  
Franchise 500



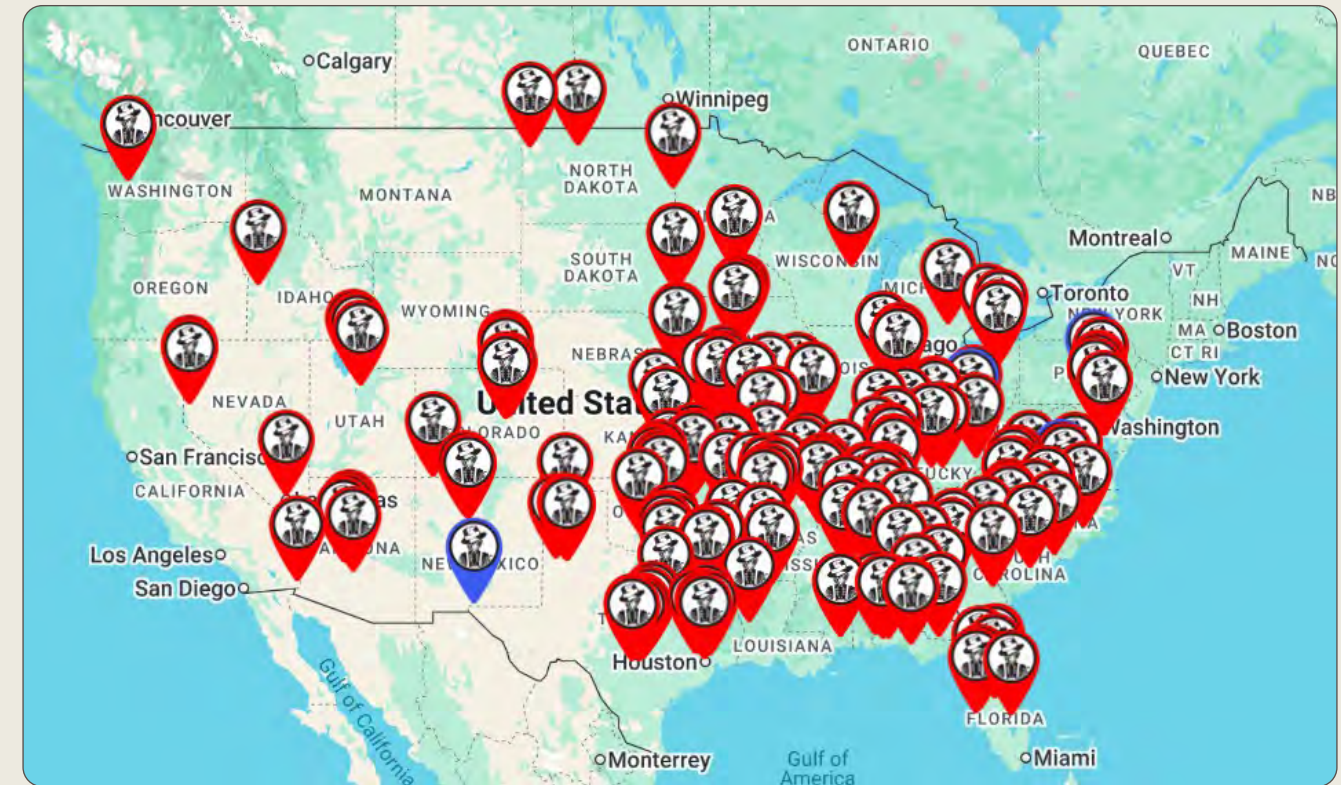
Ranked #113 for 2025  
Top 500 Chains



Ranked #20 for 2026  
Fast & Serious



Ranked #10 for 16  
Best Franchise Deals  
for 2025



*As of May 2026, there are ±300 Slim Chickens in the U.S. and 72 locations in the U.K.*

# Site Plan



## Property Specifications

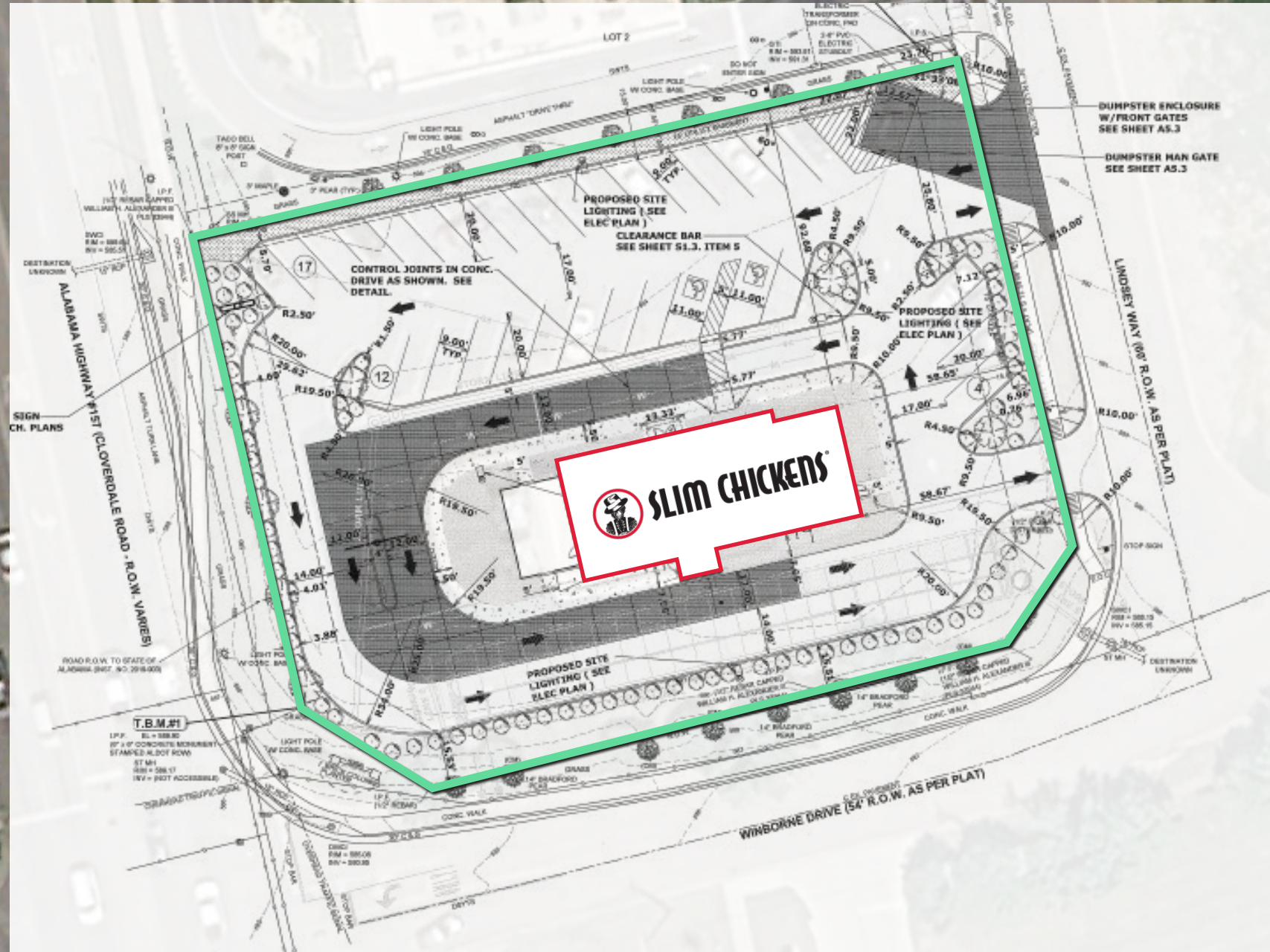
Lot Size ±0.93 Acre

GLA ±3,570 SF

## Parking Stalls

Regular 31

Handicap 2



# Actual Site Photos



# North



- Jewelry Boutique
- Jackson Hewitt
- Shoals Liquor
- Johnson's Cleaners
- Hamilton Family Urgent Center

**PETERSVILLE CHURCH OF CHRIST**

**SUBWAY**

**MARCO'S PIZZA**

**O'Reilly AUTO PARTS**

**DOLLAR TREE**

**ADVANCE AUTO PARTS**

**DOLLAR GENERAL**

**TACO BELL**

**SLIM CHICKENS**

**DUTCH BROS**

**FIRST METRO BANK**

**State Farm**

**157**

**SDC SHOALSDREAM CENTER**

**CHRIST CHAPEL**

**Agave Mexican Grill**

**Massey Drugs Compounding Pharmacy**

**Jack's**

**McDonald's**

**HEATHROW DR | 3,456 CPD**

- Martina Hair & Nail Salon
- Alfa Insurance
- Susan Miller - General Practitioner
- Nubs to Nails

**AL-157/CLOVERDALE RD  
22,395 CPD**

# South

Monarch Ceramic Tile

University of NORTH ALABAMA  
10,620 STUDENTS

AMERICA'S THRIFT STORES

CVS

Culver's

Walmart

Marathon

ZAXBYS

TVA COMMUNITY CREDIT UNION

Mister

SDC  
SHOALSDREAM CENTER

DUTCH BROS  
Coffee

- Martina Hair & Nail Salon
- Alfa Insurance
- Susan Miller - General Practitioner
- Nubs to Nails

HEATHROW DR | 3,456 CPD

SLIM CHICKENS

TACO BELL

AL-157 | CLOVERDALE RD  
22,395 CPD

State Farm

FIRST METRO BANK

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McDonald's



# Florence Synopsis

**Florence**, home to the University of North Alabama, anchors **“The Shoals”** region alongside Sheffield, Tuscumbia, and Muscle Shoals, forming a close-knit and culturally rich community. Known for its Southern hospitality, affordable living, and outdoor recreation, the area offers students a welcoming and vibrant environment. The Shoals blend small-town charm with the cultural depth of a larger metro, featuring diverse cuisine, arts, and a unique social landscape. Renowned for its musical legacy, the region gave rise to influential figures and the iconic “Muscle Shoals Sound,” continuing to celebrate its heritage through active studios and annual festivals.



**University of North Alabama (UNA)** is a historic, public university, offering more than 300 degree programs & concentrations, serving 10,620 students (Fall 2025). This beautiful 130-acre campus is nestled in a residential area within walking distance of downtown’s restaurants, shops & historic sites.

**North Alabama Medical Center (NAMC)** is a 263-bed acute care facility, serving as the primary regional referral center for Northwest Alabama, offering a 24/7 emergency department, the area’s only open-heart surgery site, and a Primary Stroke Center of Excellence, with over 200 physicians across 42 specialty areas, including orthopedics, cancer care, breast health, & etc.



2025 Demographics		1-MI	3-MI	5-MI
	Population	5,195	32,983	49,984
	Households	2,310	14,148	21,210
	Labor Population Age 16+	4,279	27,650	41,807
	Median Age	41.0	35.1	36.4
	Average Household Income	\$86,329	\$75,249	\$74,042

# City View



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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

## FOR MORE INFORMATION:

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