

1820 Southpark Drive

Hoover, Alabama

NEW PRICE

For Sale: \$1,750,000



Great Investment Opportunity in Hoover, AL

Property Highlights

- Investment Sale - well below market value and replacement cost
- 8 Year Corporate Guaranty
- Absolute NNN lease with 1.75% annual increases until 11/1/24 then tied to CPI
- 3 (5 year) options to renew
- Ample on-site parking for employees & customers
- Excellent location on Highway 31 along a dense retail corridor.
- Just 1 mile from I-65, 2.5 miles from I-459 and easily accessible to all of metropolitan Birmingham.
- Traffic count in front of site: 34,638 VPD

Offering Summary

Sale Price:	\$1,750,000
Price/SF:	\$182
Cap Rate:	6.5%
2023 NOI:	\$113,712
Lot Size:	± 1.24 Acres
Building Size:	9,600 SF
Built/Renovated:	1997/2018
Lease Term:	8 Yrs (Exp. 10/31/30)
Market:	Birmingham
Submarket:	Hoover

Sorrell Chew

205.380.3329 • sorrell@hsccommercial.com

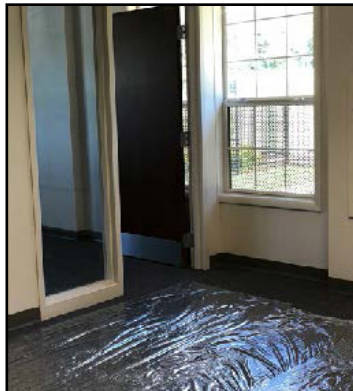


HYDINGER STEWART & CHEW
COMMERCIAL PROPERTIES, LLC

1820 Southpark Drive

Hoover, Alabama

FOR SALE



Sorrell Chew

205.380.3329 • sorrell@hsccommercial.com

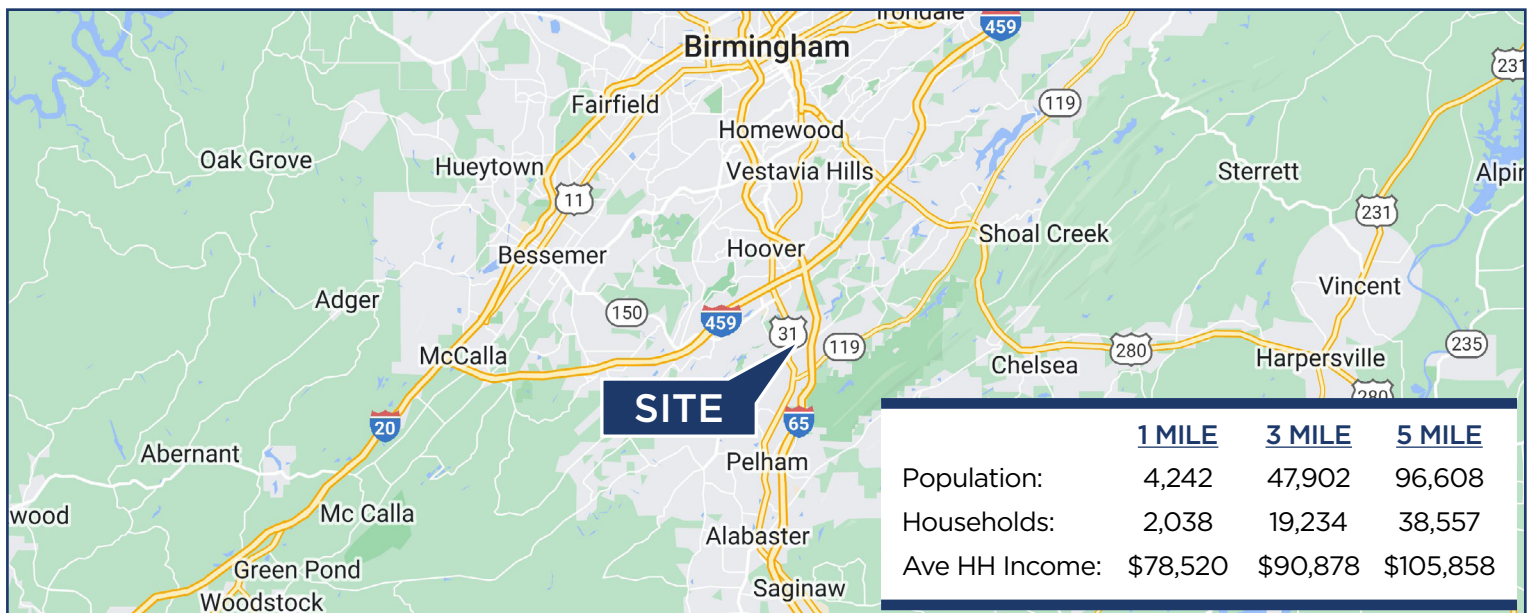


HYDINGER STEWART & CHEW
COMMERCIAL PROPERTIES, LLC

1820 Southpark Drive

Hoover, Alabama

FOR SALE



Sorrell Chew

205.380.3329 • sorrell@hsccommercial.com



HYDINGER STEWART & CHEW
COMMERCIAL PROPERTIES, LLC