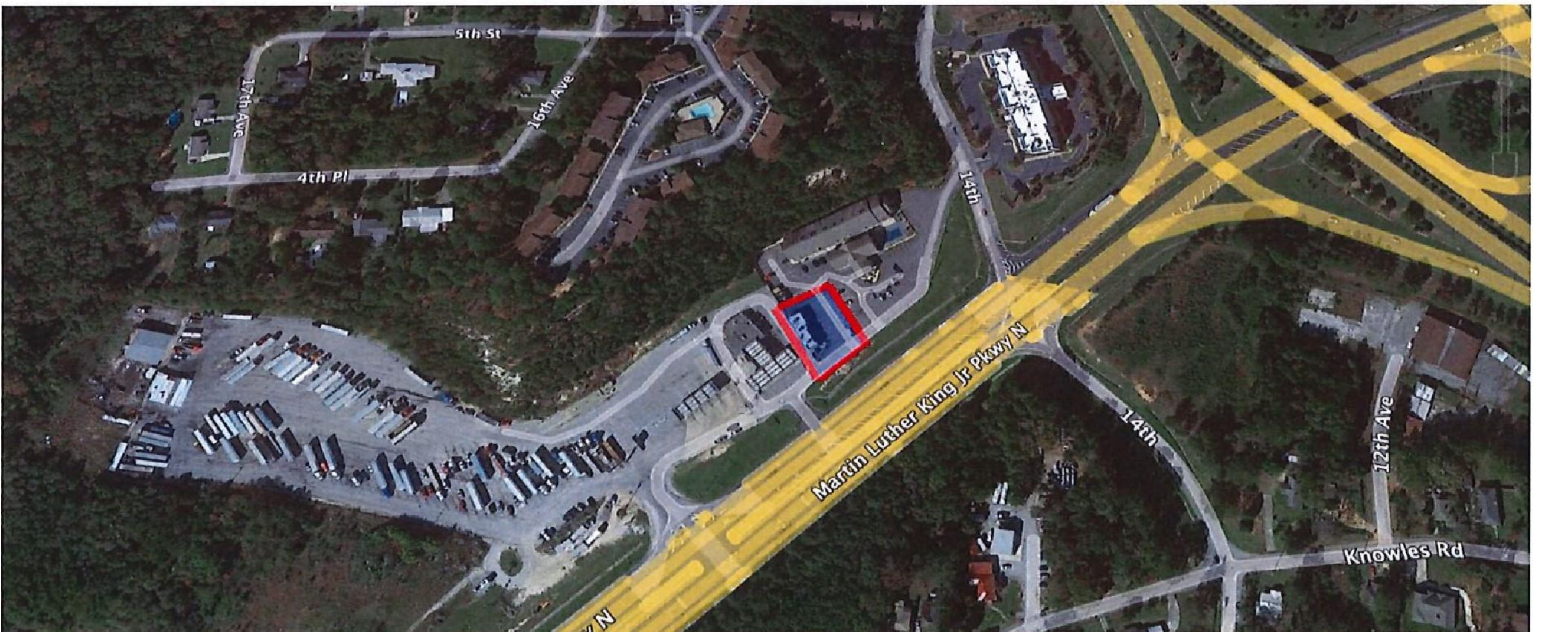
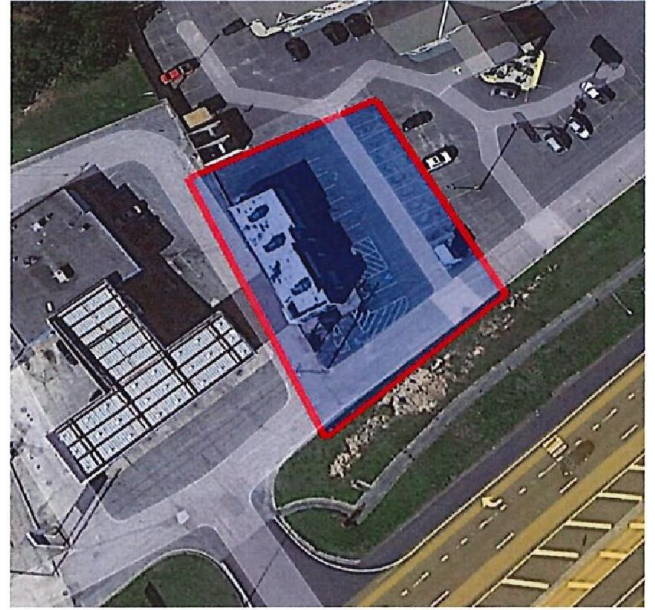


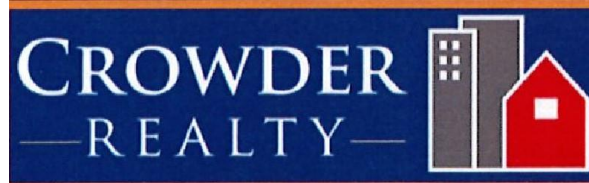
FOR SALE  
15 Year Triple Net Lease  

---

PHENIX CITY, AL 36867



Charlie Crowder  
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Crowder Realty, LLC 1459 Field Park  
Circle, Marietta, Ga 30066  
Office:770-528-0300

**FOR SALE**  
**15 year Triple Net Lease**  
**PHENIX CITY, AL 36867**



**Overview:**

Located on busy 431 near 280. Neighbors two very successful hotels (Hampton Inn & Quality Inn) and a very successful Marathon C-Store and Truck Stop. Convenient to all Fort Benning Gates, Troy UNiversity Campus, Chattahoochee Community College, minutes from downtown Columbus, and close to other commerce and hotels. Purchase includes income producing ATM lease on the property. Sale includes all FF&E. 38,000 cars per day pass the site.

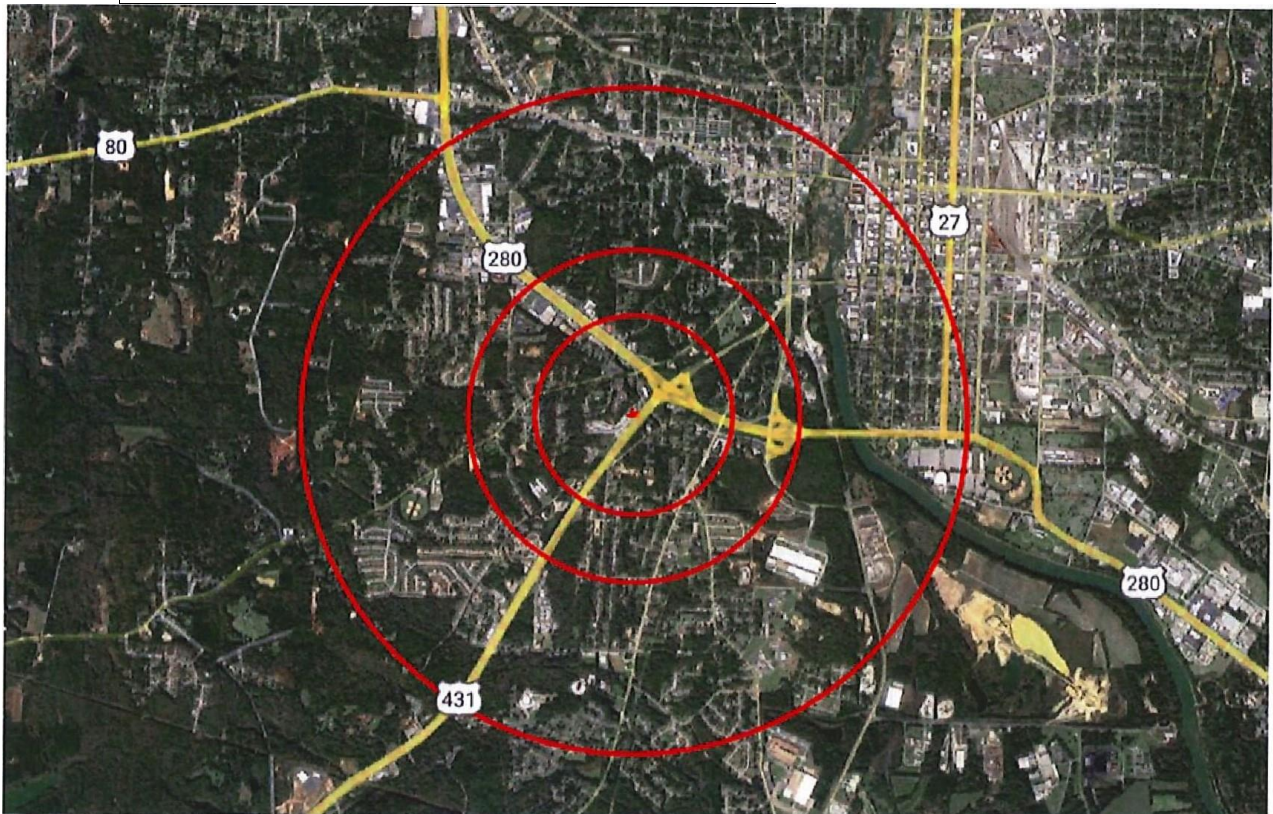
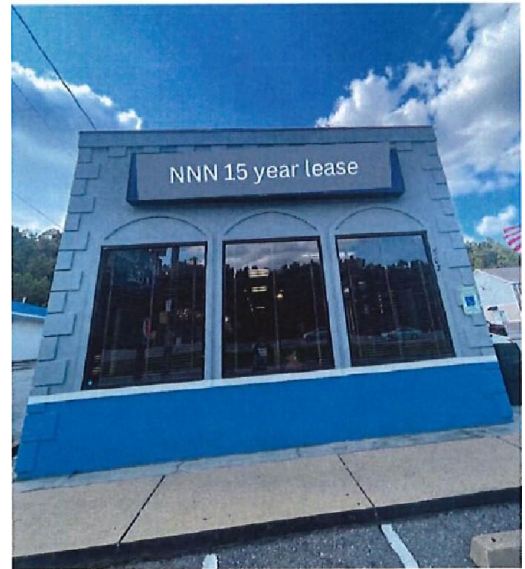
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## Property Details:

- Building Size: 1,890 SF
- Signage: One Large Monument Sign
- Parking: Approx 40 spaces
- Fully Equipped for Restaurant

Excellent Income Property for  
1031 Tax Exchange

Demographics  
PHENIX CITY, AL 36867



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**CROWDER**  
**REALTY**

<u>Population:</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 miles</u>
Total Population	39,703	112,224	265,876
Average Age	36.2	36.3	36.1
Average Age (Male)	31.3	34.3	34.3
Average age (Female)	38.9	38.2	38.3

<u>Households &amp; Income:</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Total Households	16,166	45,963	103,425
# of Persons per HH	1.9	2.0	2.2
Average HH Income	\$46,959	\$51,766	\$64,995
Average House Value	\$112,948	\$115,575	\$141,423

Charlie Crowder CROWDER  
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 Charlie@crowderrealtyllc.com REALTY

## FOR SALE

### Lease Summary/ Sales Price

PHENIX CITY, AL 36867

**SALES PRICE: \$782,070**

### Offering Summary:

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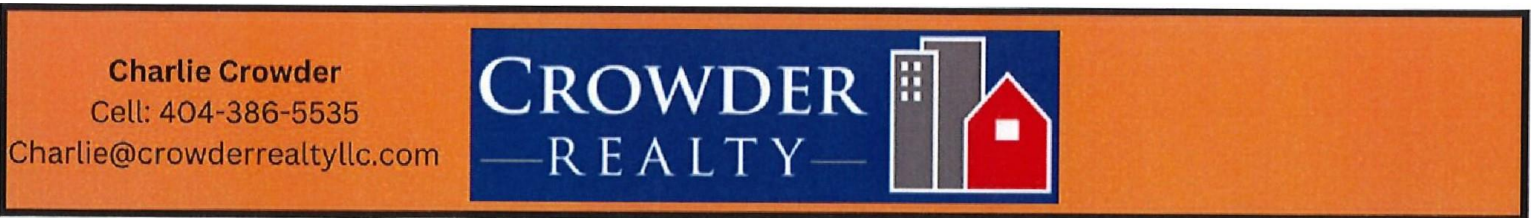
NOI: \$62,565.00

## Building Information:

Street Address:	502 US Hwy 431
City, State, Zip:	Phenix city, AL 36869
County:	Russell
Building Size:	1,890 SF
Lot Size:	0.40 AC

---

This opportunity presents a 1,890 square foot seafood market and restaurant situated at 502 US Hwy 431 in Phenix City, Alabama. The offering includes an Absolute Triple Net Lease (NNN), relieving the landlord of any property responsibilities and ensuring a secure investment.



**FOR SALE**

# Lease Terms

PHENIX CITY, AL 36867

## Lease:

Building SF:	1,890 SF
Base Rent:	\$4,190/month
Rent Per SF:	\$26.60
Lease Commencement:	07/01/2023
Lease Expiration:	06/30/2038
Lease Term:	15 Years with (3) 5 year Options
Rent Increases:	2% Annually
Lease Type:	Absolute Triple Net (NNN)
Use:	Restaurant
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right of First Refusal:	None

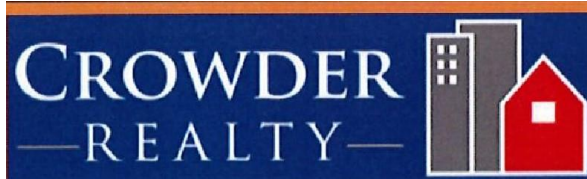
## Lease: ATM

Use:	ATM
Lease Commencement:	05/01/2020
Lease Term:	5 years (renewable)
Lease Type:	Ground Lease
Insurance:	Tenant Responsibility
Care & Maintenance:	Tenant Responsibility
Utilities:	Tenant Responsibility

FOR SALE

Rent Roll

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# PHENIX CITY, AL 36867

## Lease Income:

	<u>Monthly</u>	<u>Annually</u>
-July 1st 2023 through July 1st 2024:	\$4,190.00	\$50,280.00
-July 1st 2024 through July 1st 2025:	\$4,273.80	\$51,285.60
-July 1st 2025 through July 1st 2026:	\$4,359.27	\$52,311.24
-July 1st 2026 through July 1st 2027:	\$4,446.46	\$53,357.52
-July 1st 2027 through July 1st 2028:	\$4,535.39	\$54,424.68
-July 1st 2028 through July 1st 2029:	\$4,626.09	\$55,513.08
-July 1st 2029 through July 1st 2030:	\$4,718.62	\$56,623.44
-July 1st 2030 through July 1st 2031:	\$4,812.99	\$57,755.88
-July 1st 2031 through July 1st 2032:	\$4,909.25	\$58,911.00
-July 1st 2032 through July 1st 2033:	\$5,007.43	\$60,089.16
-July 1st 2033 through July 1st 2034:	\$5,107.58	\$61,290.96
-July 1st 2034 through July 1st 2035:	\$5,209.73	\$62,516.76
-July 1st 2035 through July 1st 2036:	\$5,313.93	\$63,767.16
-July 1st 2036 through July 1st 2037:	\$5,402.21	\$65,042.52
-July 1st 2037 through July 1st 2038:	\$5,528.61	\$66,343.32

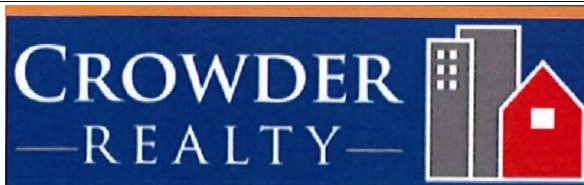
## Lease: ATM Income

### Lease: ATM Income

	<u>Monthly=</u>	<u>Annually</u>
-May 1, 2020 through May 1st, 2021:	\$900.00	\$10,800.00
-May 1, 2021 through May 1st, 2022:	\$910.00	\$10,920.00
-May 1, 2022 through May 1st, 2023:	\$920.00	\$11,040.00
-May 1, 2023 through May 1st, 2024:	\$930.00	\$11,160.00
-May 1, 2024 through May 1st, 2025:	\$940.00	\$11,280.00

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-May 1, 2025 through May 1st, 2026:

\$950.00

\$11,400.00

## Phenix City, AL

Phenix City stands out as a thriving hub nestled along the Chattahoochee River, straddling Lee and Russell counties in Alabama. Positioned at the easternmost edge of the state, it plays a pivotal role in the Columbus Metropolitan Area, alongside four Georgia counties. With a population of 37,727 as of 2023, it ranks as Alabama's 14th largest city.

The city's strategic location has been instrumental in its development, fostering economic growth alongside neighboring Columbus, Georgia. Supported by a robust infrastructure network, including highways, airways, railways, and seaports, Phenix City offers easy access to over 160 metropolitan areas within a 600-mile radius. This accessibility, combined with a favorable business environment, has attracted attention on an international scale, driving job growth and investment across various industries.

Key sectors like aerospace, automotive, and information technology thrive here, with companies like Pratt and Whitney contributing to the area's economic vitality. Major employers, including Fort Benning and TSYS, bolster the local economy, ensuring stability and growth.

Beyond business, Phenix City boasts a diverse range of recreational opportunities and amenities. From the urban whitewater rafting course to cultural landmarks like the Coca-Cola Space Science Center and the RiverCenter for the Performing Arts, there's something to cater to every interest.

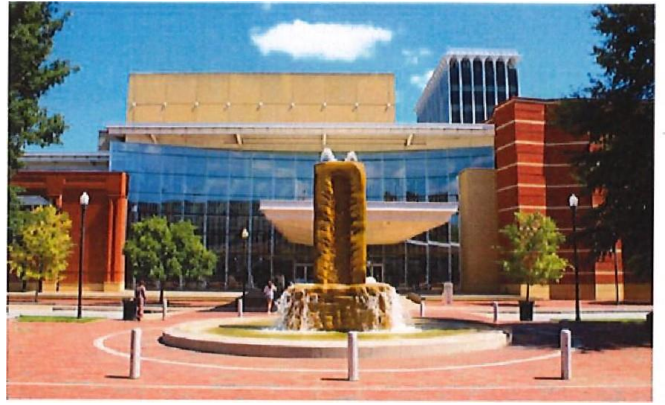
In essence, Phenix City emerges as a dynamic community with a rich history and a promising future, offering a blend of economic opportunity, cultural vibrancy, and recreational charm.





# Columbus State University

Founded in 1958, Columbus State University is a public institution situated in an urban environment across a 132-acre campus. Operating on a semester-based academic calendar, it enrolled a total of 6,022 undergraduate students as of fall 2022. According to the 2024 edition of Best Colleges, it holds the #64 position among Regional Universities South. In-state tuition and fees stand at \$6,844, while out-of-state students are charged \$20,662.



# Chattahoochee Valley Community College



Chattahoochee Valley Community College operates an open admission policy, welcoming all high school graduates or GED holders. Among its student body, 519 are enrolled fulltime, while 1,122 attend part-time. For the 2022/2023 academic year, in-state tuition amounts to \$3,750, with an additional \$1,230 in fees, excluding room and board costs.

The college holds the designation of a Predominantly Black Institution (PBI) and receives federal grants aimed at supporting its efforts to cater to the educational needs of low and middle-income Black Americans.

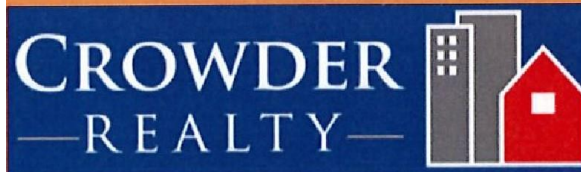
## Fort Moore

Fort Moore, previously known as Fort Benning, stands as a United States Army post in close proximity to Columbus, Georgia. Positioned along Georgia's border with Alabama, it serves as a crucial hub for over 120,000 individuals, including active-duty military personnel, their families, reserve component soldiers, retirees, and civilian employees, supporting them in their daily operations.

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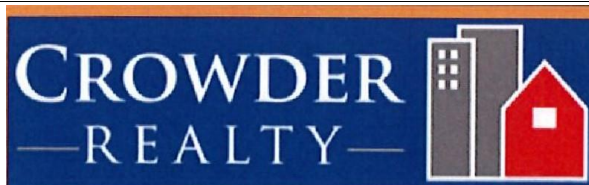
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## Fort Mitchell

The remarkable historic site includes a reconstructed 1813 fort, historic burial grounds, and a museum exhibiting a fascinating collection of historic carriages. Additionally, there's a restored 19th-century log home and an impressive visitor center featuring exhibits, a film, and a journey through the site's rich history.



In Fort Mitchell, there are 8,606 residents, with a median age of 34.1. Of these, 45.53% are male and 54.47% are female. US-born citizens make up 94.13% of the population, while non-US-born citizens constitute 4.46%.

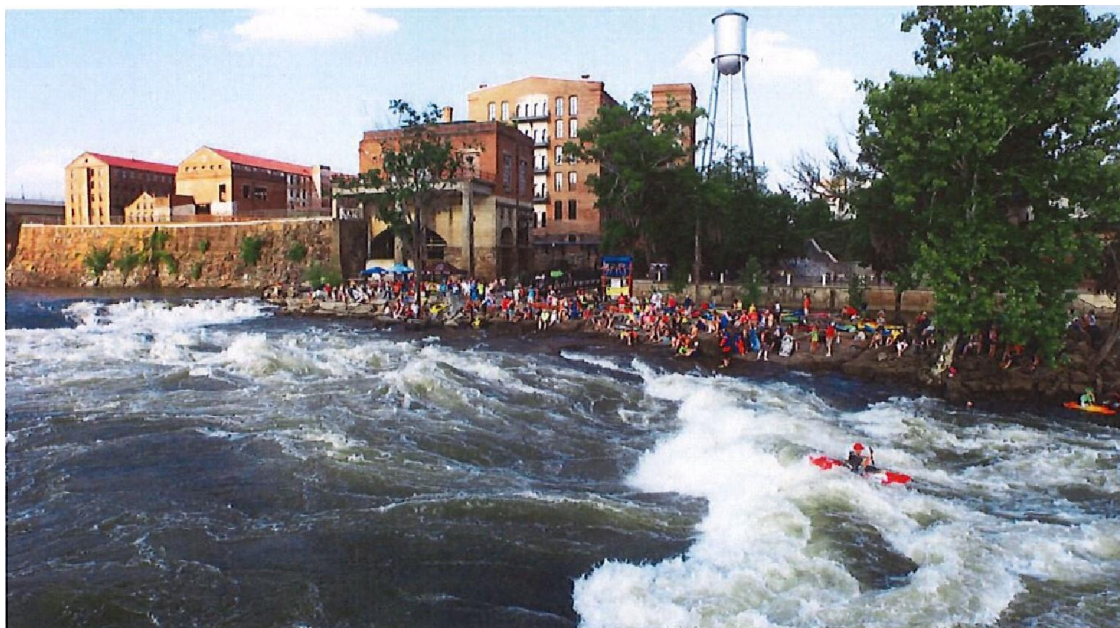
## Columbus , Ga

Columbus, located in western Georgia, USA, sits on the Chattahoochee River, directly across from Phenix City, Alabama. It serves as the county seat of Muscogee County, with which it merged officially in 1970. As Georgia's second most populous city, after Atlanta,



Columbus anchors the state's fourthlargest metropolitan area.  
Established in 1828, it was initially inhabited by the Creek Indians.

Every year, Phenix City and Columbus welcome thousands of visitors eager to engage in diverse activities. White water rafting stands out as a major attraction in both cities, offering adventurers the chance to navigate the river while enjoying the stunning scenery. Sports enthusiasts can also enjoy Golden Park, a historic baseball stadium in Columbus, Georgia, dating back to 1926. Over the years, the park has seen several renovations, including significant upgrades for the 1996 Olympics.



## Aflac Headquarters

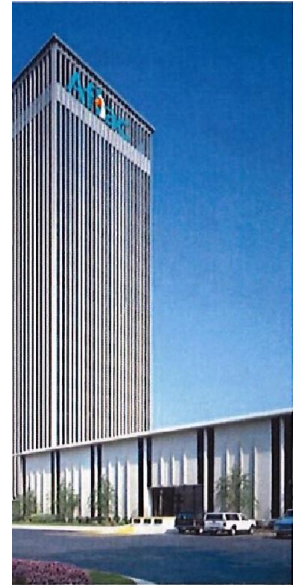
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**CROWDER**  
**REALTY**

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Founded in 1955 in Columbus, Georgia, the American Family Assurance Company of Columbus, known as Aflac, is renowned as the leading provider of supplemental insurance, particularly payroll deduction insurance available through employers. Aflac proudly holds an A+ rating from A.M. Best, a prominent credit rating agency specializing in the insurance industry.



**Synovus Bank**



Columbus is home to Synovus headquarters. This is where Synovus bank had its humble beginnings in 1888. Today, Synovus is a topperforming midcap bank with over \$61 billion in assets and has been named one of the Best Banks in America by Forbes..

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