



NN
Food Giant
Elba, AL





Confidentiality & Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Cleeman Realty Group (CRG) and should not be made available to any other person or entity without the written consent of CRG. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. CRG has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, CRG has not verified, and will not verify, any of the information contained herein, nor has CRG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

CRG is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, CRG, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of CRG, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

TABLE OF CONTENT

- 
- 01** PROPERTY OVERVIEW
 - 02** LOCATION MAP
 - 03** TAX MAP
 - 04** CREDITTELL
 - 05** DEMOGRAPHICS
 - 06** TENANT PROFILE
 - 07** CONTACT



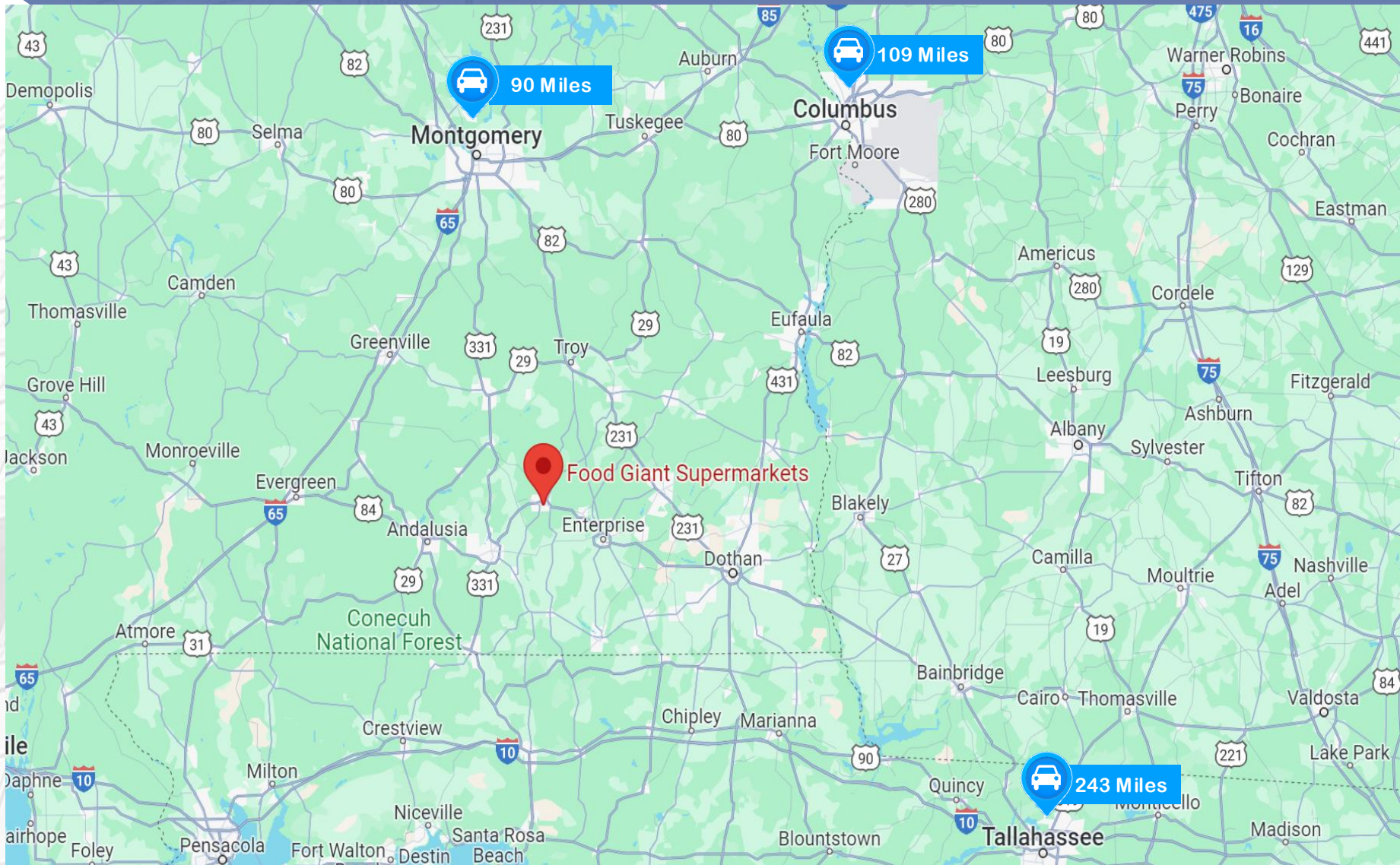
PROPERTY OVERVIEW

Food Giant
Elba, AL



638 Claxton Avenue Elba, AL

Property Type	Net Lease Retail
Tenant	Food Giant Supermarket (Houchens Food Group HFG) See page 6
Building Size	20,692 SF
Lot Size	1.5 +/- Acres
Parcel Number	1103083001034
Lease Type	NN
Landlord Responsibilities	Roof, Parking Lot and Structure (new roof placed on property at a cost of \$303,809 in 2023 with 10-year warranty)
Lease Commencement	1998
Lease Expiration Date	4/26/2029
Base Rent	\$109,898.28 (\$5.31 PSF)
Renewal Options	One 5-Year Option - Flat
Price	\$1,200,000 (9.2% CAP)
Tenant Sales	2023 - \$7,382,285.72 (\$357 PSF)
Demographics	5 Mile Population: 27,823 5 Mile Average HH Income: \$61,243



02

LOCATION MAP

Food Giant
Elba, AL





03

TAX MAP

Food Giant
Elba, AL



Claxton Avenue Shop... ▶ Food Giant
638 Claxton Avenue Elba, AL 36323 • 23,539 SF

Add Location

+

Location Overview

Total Visits | 2022%Δ **24.7K** 3.69%

Total Visitors **6.9K**

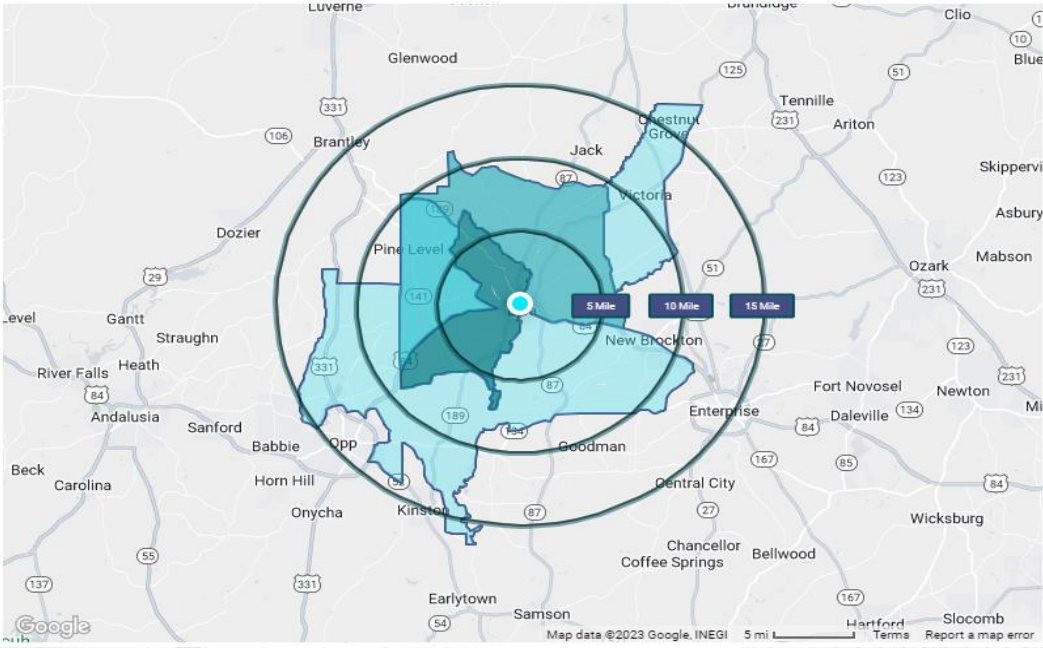
Location Rankings

Edit Ranking

Total Visits Ranking

1 of 5
Out of All Food Giant in AL
100% Coverage of Traffic

↗



Creditintell ranks this Food Giant location #1 of 5 in the state in terms of visits PSF over trailing 12-month period

05 DEMOGRAPHICS

Food Giant
Elba, AL



Population	2 mile	5 mile	10 mile
2010 Population	3,316	5,084	10,818
2023 Population	3,052	4,699	10,806
2028 Population Projection	3,066	4,724	11,014
Annual Growth 2010-2023	-0.6%	-0.6%	0%
Annual Growth 2023-2028	0.1%	0.1%	0.4%
Median Age	41.6	42.6	43.7
Bachelor's Degree or Higher	10%	11%	14%
U.S. Armed Forces	0	0	45

Population By Race	2 mile	5 mile	10 mile
White	1,938	3,133	8,163
Black	1,003	1,380	2,084
American Indian/Alaskan Native	42	71	221
Asian	12	14	55
Hawaiian & Pacific Islander	2	5	7
Two or More Races	55	95	277
Hispanic Origin	48	83	215

Housing	2 mile	5 mile	10 mile
Median Home Value	\$81,694	\$85,337	\$108,384
Median Year Built	1968	1969	1974

Households	2 mile	5 mile	10 mile
2010 Households	1,322	2,020	4,333
2023 Households	1,235	1,889	4,347
2028 Household Projection	1,243	1,901	4,430
Annual Growth 2010-2023	-0.5%	-0.3%	0.2%
Annual Growth 2023-2028	0.1%	0.1%	0.4%
Owner Occupied Households	785	1,270	3,309
Renter Occupied Households	458	632	1,122
Avg Household Size	2.3	2.4	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$31.4M	\$50.1M	\$126.4M

Income	2 mile	5 mile	10 mile
Avg Household Income	\$57,172	\$59,583	\$67,673
Median Household Income	\$42,465	\$43,749	\$48,968
< \$25,000	376	548	1,080
\$25,000 - 50,000	347	532	1,139
\$50,000 - 75,000	234	348	786
\$75,000 - 100,000	99	164	452
\$100,000 - 125,000	92	138	314
\$125,000 - 150,000	29	57	187
\$150,000 - 200,000	24	45	248
\$200,000+	34	56	140

HOUCHENS FOOD GROUP BRANDS



Houchens Food Group (HFG) is a diversified company that operates in the retail, grocery, and convenience store industries. Headquartered in Bowling Green, Kentucky, HFG currently operates over 400 stores across 15 states, including Kentucky, Tennessee, Indiana, Ohio, and Georgia, among others.

HFG remains committed to its employees and customers. As a 100% employee-owned company, HFG believes that its success is directly tied to the well-being of its employees and the satisfaction of its customers. The company is dedicated to providing high-quality products, exceptional customer service, and a positive work environment for its employees.

06

Tenant Profile

Food Giant
Elba, AL



TEAM

About Cleeman Realty Group

Cleeman Realty Group is an Investment Advisory firm headquartered in Miami, FL. We facilitate real estate transactions nationwide for family offices, corporate and institutional real estate investors. Our team engages our extensive industry contacts and relies on our substantial market knowledge and transactional experience to assist property owners in executing acquisitions and dispositions. In the process, we evaluate micro and macroeconomic trends, transaction activity, sustainability of revenue growth and asset valuation. Our team maintains a hands-on approach to every transaction including developing and executing a targeted marketing plan, financial underwriting, and providing expert guidance to a successful closing.



Michael Cleeman

President
646-693-0936
michael@cleeman.com



Jeremy Scheer

SVP
646.693.2118
jeremy@cleeman.com



Sam Seelenfreund

SVP
561-336-9725
sam@cleeman.com



Sara Shulman

Associate
561-208-1935
sara@cleeman.com



Lior Hait

Associate
646-693-0941
lior@cleeman.com



Phil Futterman

Associate
954-635-5151
phil@cleeman.com