

INVESTMENT OPPORTUNITY
GOODWILL ANCHORED RETAIL CENTER



224 TOWN MART

Clanton, Alabama 35045

TOWN MART SHOPPING CENTER



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PROPERTY FEATURES

Building Name:	Town Mart
Address:	224 Town Mart Clanton, AL 35045
Building Class:	Retail
Building SF:	56,580 SF
Land:	6.07 Acres
Construction Type:	Masonry & Steel
Frontage:	Hwy 31
HVAC:	RTU
Parking Ratio:	5.8 / 1,000 SF
Year Built:	1962 / Upfit 2025
Tenants:	8 (100% Occupied)

Offering Price
\$2,599,000

NOI
\$233,945

Cap Rate
9.0%



OVERVIEW

PROPERTY PHOTOS





LOCATION OVERVIEW

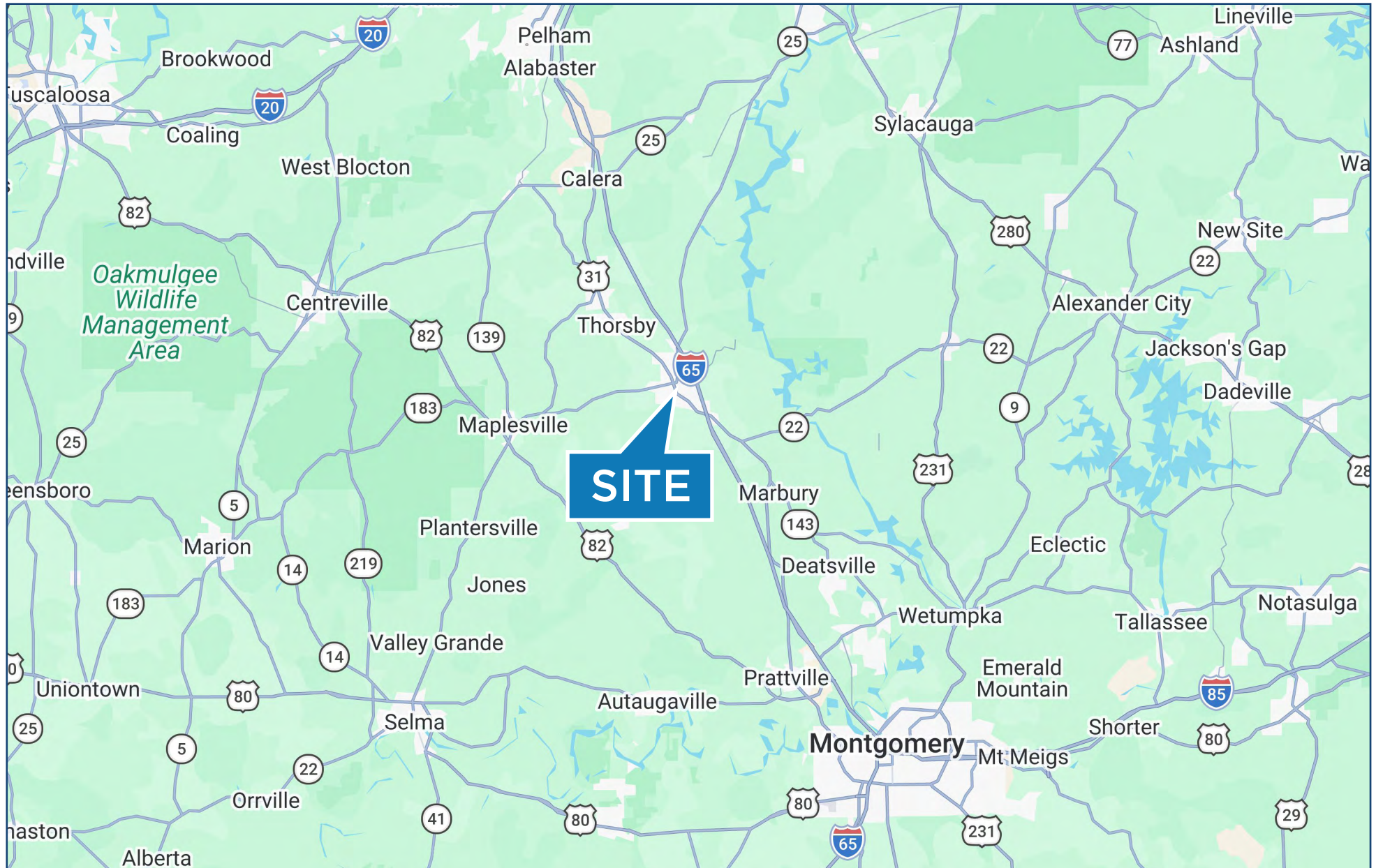
Traveling along I-65 in Alabama between Montgomery and Birmingham the 120-foot peach shaped water tower has become a significant landmark. The water tower celebrates the importance of the peach industry to this region. Over 80% of Alabama's peach crop comes from Chilton County. While the area is widely known for its peach production it is also known for other fruit and vegetable crops, including strawberries, watermelons, and tomatoes. Timber, cattle, poultry, corn, and cotton are also important economically.

Nestled in the heart of Chilton County, Clanton is a thriving community known for its Southern charm, strategic location, and economic vitality. Conveniently situated along the I-65 corridor between Birmingham and Montgomery, Clanton offers a unique blend of small-town atmosphere and big-city accessibility. With a growing population, strong local economy, and a reputation as Alabama's peach capital, Clanton is an ideal location for retail and commercial investment.

LOCATION

AREA AERIAL





LEASE RENT ROLL



TENANT	SIZE	START	EXPIRES	\$/RSF	RENT
Maddog Grill	4,500 SF	05/01/21	04/30/27	\$12.00	\$54,000
Maddogs 2	1,000 SF	09/01/20	04/30/27	\$10.20	\$10,200
H & R Block	2,000 SF	01/01/09	04/30/31	\$10.82	\$21,633
Clear Choice Hearing	950 SF	07/01/25	06/30/28	\$8.00	\$7,600
Alabama Goodwill	28,950 SF	07/01/25	06/30/40	\$4.75	\$137,513
Bren Will	16,180 SF	07/01/25	06/30/30	\$2.00	\$32,360
St. of AL Pardons & Paroles	1,500 SF	01/01/16	03/31/26	\$7.60	\$11,400
Automation Personnel	1,500 SF	12/01/18	11/30/29	\$8.82	\$13,230

PRO FORMA SUMMARY



ANNUALIZED EXPENSES

Description	Actual
Property Management Fee	\$11,578
Building Insurance	\$15,169
Grounds Maintenance	\$2,500
Repairs	\$6,620
Taxes - Real Estate	\$8,134
Trash Removal	\$1,535
Utilities	\$1,874
Total Expenses	\$47,410
Expenses Per RSF	\$0.84

ANNUALIZED INCOME

Description	Actual
Gross Potential Rent	\$287,936
- Less: Vacancy	(\$7,252)
+ Reimbursements	\$2,127
Effective Gross Income	\$282,811
- Less: Expenses	(\$47,410)
Net Operating Income	\$235,401

TENANT ANNUAL SCHEDULED INCOME

Tenant	Actual
Maddog Grill	\$54,000
Maddogs 2	\$10,200
H & R Block	\$21,633
Clear Choice Hearing	\$7,600
Alabama Goodwill	\$137,513
Bren Will	\$32,360
St. of AL Pardons & Paroles	\$11,400
Automation Personnel	\$13,230
Totals	\$287,936

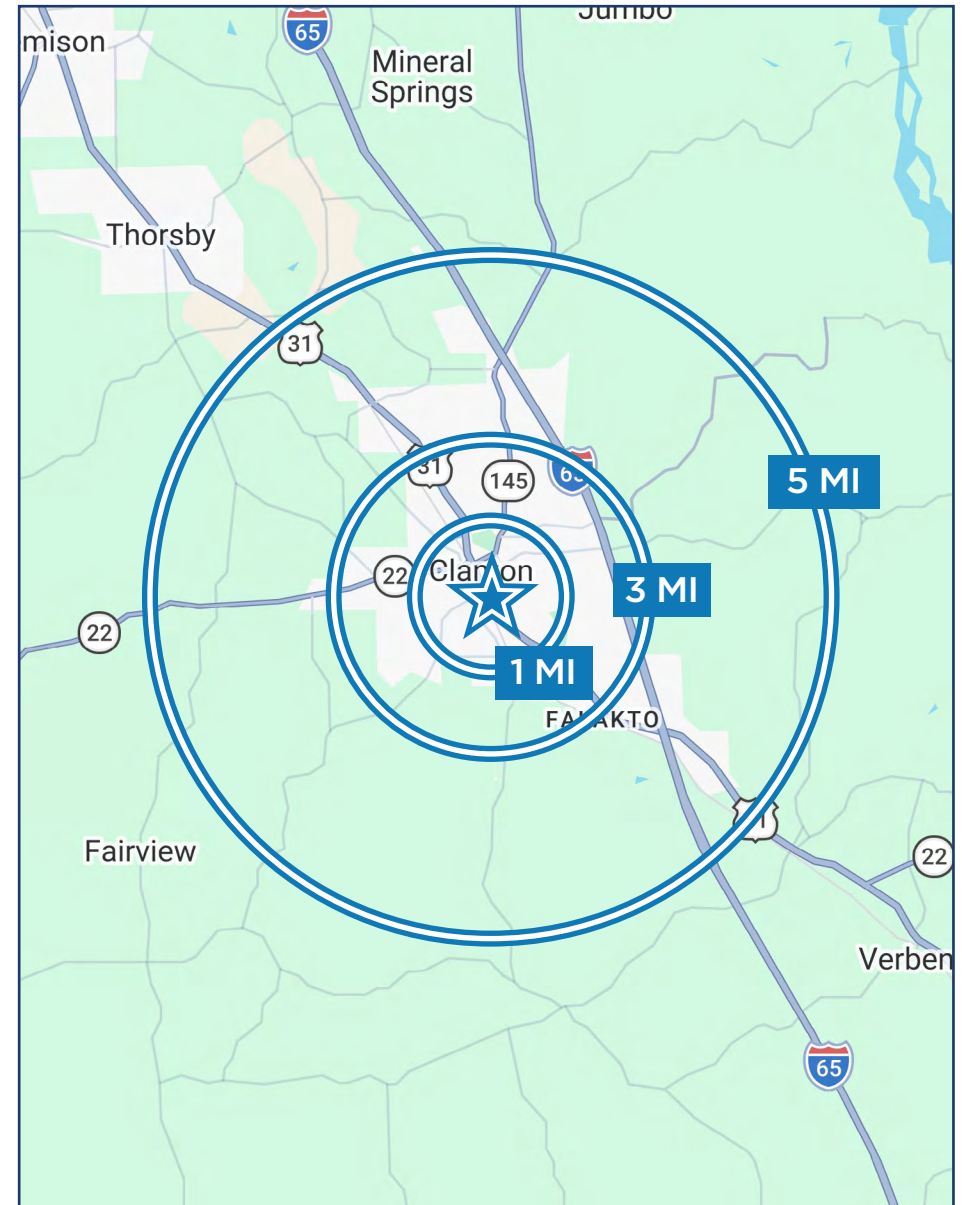
ANNUAL PROPERTY OPERATING DATA



	YEAR 1 04/27	YEAR 2 04/28	YEAR 3 04/29	YEAR 4 04/30	YEAR 5 04/31
Income					
Rental Income	\$287,936	\$306,123	\$306,123	\$306,123	\$306,123
Expense Reimbursements	\$2,127	\$2,195	\$2,227	\$2,259	\$2,293
Gross Scheduled Income	\$290,063	\$308,318	\$308,349	\$308,382	\$308,415
General Vacancy	(\$7,252)	(\$7,708)	(\$7,709)	(\$7,710)	(\$7,710)
Gross Operating Income	\$282,811	\$300,610	\$300,641	\$300,672	\$300,705
Expenses					
Property Management Fee	(\$11,578)	(\$12,307)	(\$12,308)	(\$12,310)	(\$12,311)
Building Insurance	(\$15,169)	(\$15,624)	(\$16,093)	(\$16,576)	(\$17,073)
Grounds Maintenance	(\$2,500)	(\$2,575)	(\$2,652)	(\$2,732)	(\$2,814)
Repairs	(\$6,620)	(\$6,819)	(\$7,023)	(\$7,234)	(\$7,451)
Taxes - Real Estate	(\$8,134)	(\$8,134)	(\$8,134)	(\$8,134)	(\$8,134)
Trash Removal	(\$1,535)	(\$1,535)	(\$1,535)	(\$1,535)	(\$1,535)
Utilities	(\$1,874)	(\$1,930)	(\$1,988)	(\$2,048)	(\$2,109)
Total Operating Expenses	(\$47,410)	(\$48,924)	(\$49,734)	(\$50,568)	(\$51,427)
Operating Expense Ratio	16.76%	16.27%	16.54%	16.82%	17.10%
Net Operating Income	\$235,401	\$251,686	\$250,907	\$250,105	\$249,278



	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
2025 Population	4,191	13,222	21,819
2030 Population	4,236	13,296	22,120
2025-2030 Annual Rate	0.21%	0.11%	0.27%
Median Age	41.1	40.8	41.0
2025 Households	1,575	5,212	8,541
2030 Households	1,602	5,276	8,715
2025-2030 Annual Rate	0.34%	0.24%	0.40%
Med HH Income	\$50,820	\$60,276	\$64,335
Avg HH Income	\$66,048	\$75,245	\$77,986



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