

# Property Summary

1428 Forestdale Blvd, Birmingham, AL 35214

FOR SALE



## PROPERTY DESCRIPTION

Presenting the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, investment property located in the Forestdale Community in Birmingham, AL (Birmingham AL MSA). The tenant, Church's Chicken, has 4 years remaining with 2 (5-year) options to extend, demonstrating their commitment to the site. The lease features rental increases every year throughout the initial term and each option period, steadily growing NOI. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor. The asset is located in a busy retail corridor with a traffic count of over 22,000 VPD,

## PROPERTY HIGHLIGHTS

- Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities Rent increases every year
- Two -5 year extension options

## OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	0.74 Acres
Building Size:	2,730 SF
NOI:	\$67,980.00
Cap Rate:	4.86%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	104	503	2,095
Total Population	252	1,202	5,021
Average HH Income	\$66,283	\$70,681	\$74,442

Pam Reaves Rathje

205.365.3228

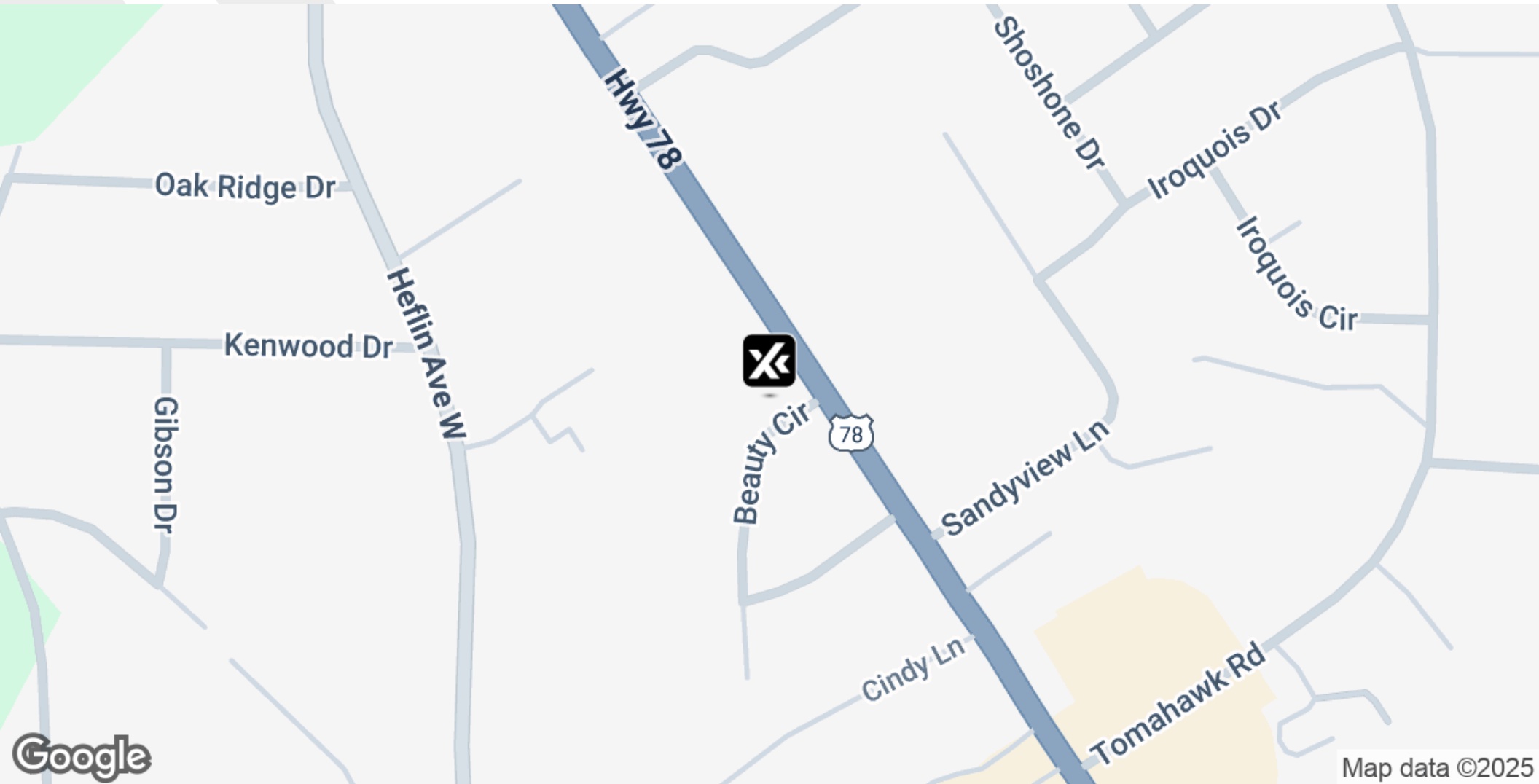
pam.reaves@expcommercial.com



# Location Map

1428 Forestdale Blvd, Birmingham, AL 35214

FOR SALE



Pam Reaves Rathje

205.365.3228

pam.reaves@expcommercial.com

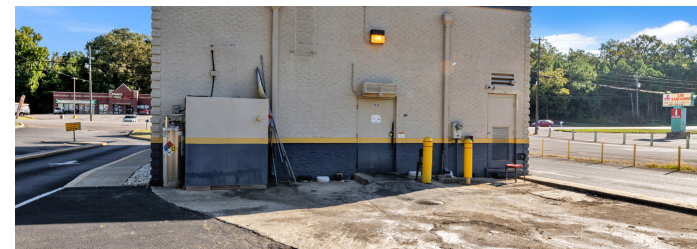


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# Additional Photos

1428 Forestdale Blvd, Birmingham, AL 35214

FOR SALE



Pam Reaves Rathje

205.365.3228

pam.reaves@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

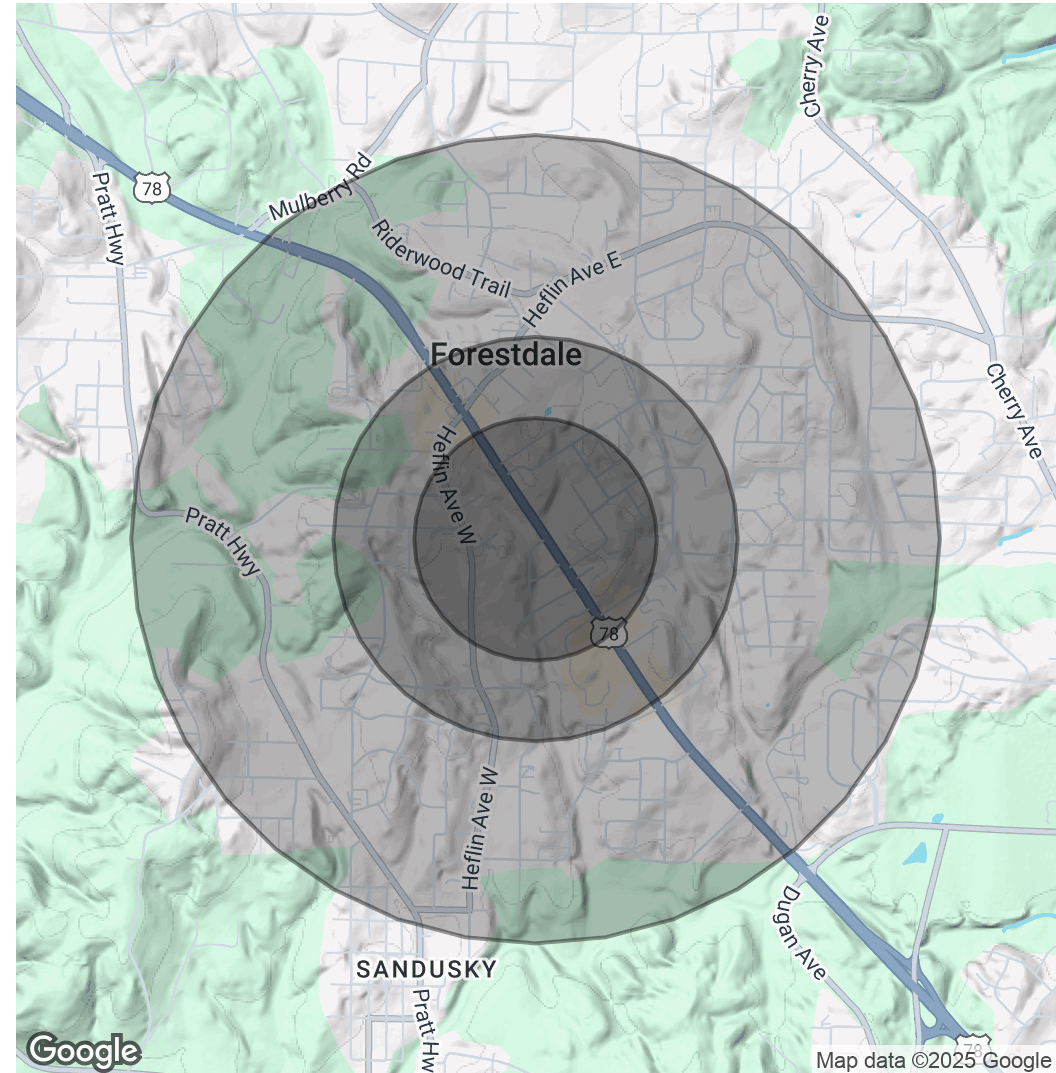
# Demographics Map & Report

1428 Forestdale Blvd, Birmingham, AL 35214

FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	252	1,202	5,021
Average Age	40	41	42
Average Age (Male)	38	39	40
Average Age (Female)	42	43	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	104	503	2,095
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$66,283	\$70,681	\$74,442
Average House Value	\$189,672	\$188,991	\$189,199

Demographics data derived from AlphaMap



Pam Reaves Rathje

205.365.3228

pam.reaves@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.