



MUGSHOTS BAR & GRILL

3339 Lowery Pkwy, Fultondale, AL
35068

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,500,000
Cap Rate:	7%
NOI:	\$175,000
Term Remaining:	15 Years
Year Built:	2016
Building Size:	5,293 SF
Lot Size:	1.23 Acres
Zoning:	B-2
Price / SF:	\$472.32

LOCATION OVERVIEW

The property is located directly off Interstate 65 within the Fultondale Promenade, providing excellent visibility and immediate access to one of the primary north-south corridors serving the Birmingham metro. The area functions as a major retail and dining destination for North Birmingham, supported by strong commuter traffic and a dense surrounding residential base. The corridor is anchored by a mix of national and regional retailers, restaurants, and service-oriented users, generating consistent activity throughout weekday meal periods and peak weekend hours. The location offers convenient ingress and egress and benefits from proximity to major employers, established neighborhoods, and nearby hospitality options that further support restaurant demand. Its close proximity to downtown Birmingham allows the site to capture both local clientele and pass-through traffic traveling between the city and northern suburbs, creating a proven, durable restaurant location with long-term stability.

Financial Summary

INVESTMENT OVERVIEW

Price	\$2,500,000
Price per SF	\$472
NOI	\$175,000
CAP Rate	7%

LEASE OVERVIEW

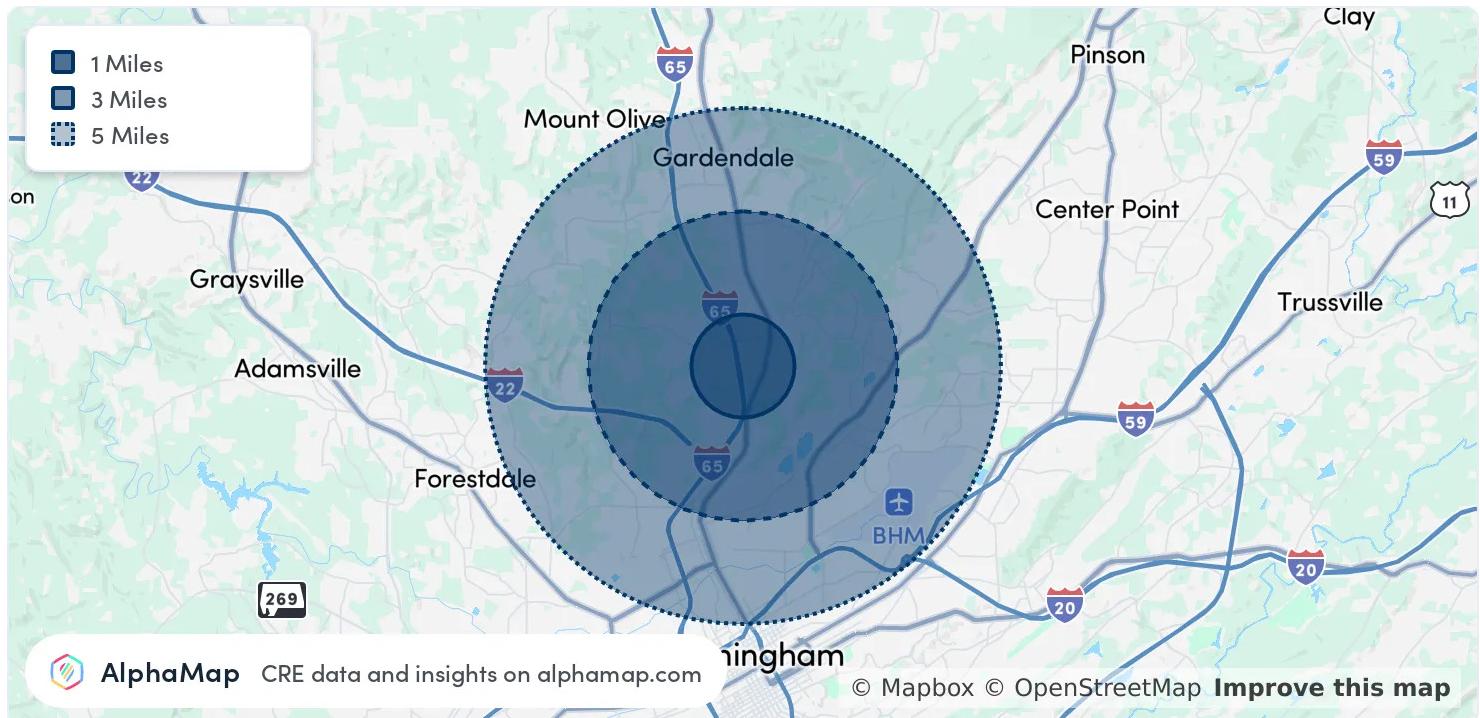
Tenant	Mugshots Bar & Grill
Lease Term	15 Years
Lease Rate	\$175,000/year
Lease Type	NNN
Increases	10% every 5 years



Retailer Map



Area Analytics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,561	20,644	54,218
Average Age	37	39	41
Average Age (Male)	36	38	39
Average Age (Female)	38	41	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,596	8,461	22,161
Persons per HH	2.2	2.4	2.4
Average HH Income	\$85,363	\$72,086	\$65,297
Average House Value	\$220,864	\$180,128	\$176,861
Per Capita Income	\$38,801	\$30,035	\$27,207

Map and demographics data derived from AlphaMap

Advisor Bio 1



WALTER KELLEY

Commercial Broker

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PROFESSIONAL BACKGROUND

Walter is the founder and managing member of ACRE Real Estate Partners. His core business is investment sales/property dispositions and tenant representation/site selection and landlord representation throughout the Southeast and Sunbelt. After working for two of the top one hundred retail landlords in the country and a local Birmingham real estate investment firm, Walter has developed the necessary skill set to effectively serve clients needs locally, regionally, and nationally. His experience spans leasing and sales engagements throughout the Southeast and the Sunbelt region in 10 states with oversight of nearly 4 million square feet. Walter provides a breadth of knowledge, experience, and contacts that he consistently leverages in order to exceed his clients' expectations.

Walter has completed over 405 lease, renewal, and sale transactions in excess of 5,185,000 square feet with a value north of \$200,000,000.

Walter is a graduate of Auburn University in Auburn, AL where he holds a BA in Economics and a Masters in Real Estate Development. Walter also has Alabama, Georgia, Louisiana, Mississippi, and Tennessee real estate licenses and is an active member of ICSC.

EDUCATION

Walter is a graduate of Auburn University in Auburn, AL where he holds a BA in Economics and a Masters in Real Estate Development.

MEMBERSHIPS

Walter is an active member of ICSC.

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