

2100 7TH AVENUE SOUTH

PARKING LOT SERVING ARBY'S AVAILABLE

BIRMINGHAM, ALABAMA 35233

OFFERING PRICE

\$1,472,500

CAP RATE

5.25%

NET OPERATING INCOME

\$77,304**INVESTMENT SUMMARY**

HSC Commercial Properties is pleased to offer for sale the parking parcel serving Arby's 7th Avenue, an income-producing infill land parcel positioned in Birmingham's Southside submarket immediately adjacent to the UAB Medical Center campus. Leased to Arby's and producing \$77,304 in annual NOI, the parcel is offered at \$1,472,500, reflecting a 5.25% cap rate — combining stable in-place cash flow with a defined eventual land repositioning opportunity in one of Alabama's most supply-constrained urban submarkets.

PROPERTY DESCRIPTION

The 9,583 SF (0.22-acre) parcel is improved as the dedicated 26-space parking lot serving the adjoining Arby's restaurant, with frontage on 7th Avenue South and 21st Street South at a signalized, controlled-access corner linking Birmingham's CBD to the UAB campus and Southside neighborhoods. The 2,708 SF free-standing Arby's building is owned separately and operates under a co-terminus lease with the parking parcel, together functioning as a unified commercial operation. The arrangement has produced consistent income for the parking-parcel owner, supporting one of the top-performing Arby's locations in Alabama at roughly 20,000 customers per month.

THE OFFERING

Price PSF (Land)	\$77.50 / land SF
Land Area	19,000 SF (0.44 Acres)
Property Type	Leased parking parcel
Tenant	Arby's
Year Improved	1993
Parking	26 spaces

LEASE TERMS

Lease Commencement	9/1/1999
Lease Expiration	12/10/2033
Remaining Primary Term	7 years
Renewal Options	Options thru 2058

**Coordination w/
Adjoining Parcel**

Two parcels coexist under co-terminus leases; adjoining

restaurant parcel is separately owned