

9.47% CAP RATE | 100% LEASED | ± 5,066 SF

3131 – 3141 Bell Rd.

Montgomery, AL 36117



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# PROPERTY OVERVIEW

The fully leased retail investment at **3131–3141 Bell Road in Montgomery, Alabama** offers investors a stabilized, income-producing asset anchored by two nationally and regionally recognized food-and-beverage tenants: Domino’s Pizza and Bayou Turkey. Both tenants operate under long-term leases, providing durable cash flow and reducing near-term rollover risk. Food service users are inherently traffic-driven and daily-needs oriented, making them resilient performers across market cycles and well-positioned to benefit from consistent consumer demand in established retail corridors.

Situated along Bell Road, one of Montgomery’s most heavily traveled commercial arteries, the property benefits from strong visibility, convenient access, and a dense surrounding residential base that supports repeat customer traffic. The Bell Road corridor is a proven retail location with a mix of national brands, local restaurants, and service-oriented businesses, creating a synergistic environment that drives cross-traffic and tenant performance. This location dynamic enhances the long-term stability of the tenancy and supports sustained demand for well-located neighborhood retail space.

As a 100% leased, stabilized asset, 3131–3141 Bell Road presents an attractive opportunity for investors seeking predictable income with limited management intensity. The combination of long-term leases, service-oriented tenants, and a high-traffic retail corridor positions the property for reliable ongoing performance and potential long-term value appreciation in one of Montgomery’s established retail submarkets.



**\$589,000**  
LIST PRICE



**9.47 %**  
CAP RATE



**\$55,757**  
NET OPERATING INCOME

<b>Address</b>	<b>510/520 COTTON GIN RD, MONTGOMERY, AL 36117</b>
<b>Tenants</b>	Domino’s Pizza ( <i>Lease Expires 1/31/2034</i> ) Bayou Turkey( <i>Lease Expires 2/28/2031</i> )
<b>Building Size</b>	± 5,066 SF
<b>Land Size</b>	± 0.79 Acres
<b>Year Built</b>	1999
<b>Zoning</b>	B-4
<b>Price PSF</b>	\$113.50

# INVESTMENT HIGHLIGHTS

**Existing Restaurant Space** — Ideal for food & beverage users or adaptive reuse concepts, offering flexibility for a range of retail or service-oriented tenants.

**Highly Visible Corner Location** — Prime exposure at the signalized intersection of Bell Road & Vaughn Road, one of East Montgomery's most recognized commercial nodes.

**Strong Traffic Counts** — Vaughn Road: ±28,619 AADT | Bell Road: ±12,099 AADT, providing excellent daily exposure and customer capture.

**Excellent Regional Connectivity** — Less than 1 mile from Eastern Boulevard (major north-south commercial corridor) and approximately 2.5 miles from I-85

**Proximity to Premier Retail Destination** — Approximately 2 miles from The Shoppes at EastChase, Montgomery's top lifestyle center featuring national retailers, dining, and entertainment.

**Affluent Surrounding Demographics** — Surrounded by high-income residential communities including Wynlakes, Deer Creek, Sturbridge, and Halcyon, supporting strong disposable income and dining demand.

**Established Retail & Office Density** — Strong nearby concentration of retail, office, and residential uses driving consistent traffic, visibility, and long-term demand.



 **PROPERTY PHOTOS**





# FINANCIAL OVERVIEW

INVESTMENT OVERVIEW	
Price	\$589,000
Price PSF	\$116.27
CAP Rate	9.47%
Cash-on-Cash Return (yr 1)	9.47%
Total Return (yr 1)	\$55,757

OPERATING DATA	
Gross Scheduled Income	\$69,156
Operating Expenses	\$13,399
Net Operating Income	\$55,757
Pre-Tax Cash Flow	\$55,757



**\$55,757**

NET OPERATING INCOME

# TENANT OVERVIEW

3131 Bell Rd.

## Domino's Pizza Franchise

**Domino's Pizza** is one of the world's largest and most recognized quick-service restaurant brands, with thousands of locations across the U.S. and internationally. The brand benefits from strong name recognition, a value-driven menu, and a business model built around high-volume delivery, carryout, and increasingly efficient digital ordering platforms. Domino's has consistently invested in technology, logistics, and operational efficiency, positioning the brand as an industry leader in off-premise dining. This scale and operational sophistication support strong unit-level performance and long-term brand relevance, even across varying economic cycles. Domino's locations are typically operated by experienced franchisees with a proven operating history, and the brand's continued expansion, marketing reach, and innovation in digital platforms enhance tenant stability and longevity.

8 YEARS LEFT ON LEASE (OCCUPYING 1,336 SF)	ANNUAL LEASE RATE
2/1/2026 – 1/31/2027	\$24,639.12
2/1/2027 – 1/31/2028	\$25,131.90
2/1/2028 – 1/31/2029	\$25,634.54
2/1/2029 – 1/31/2030	\$26,147.23
2/1/2030 – 1/31/2031	\$26,670.17
2/1/2031 – 1/31/2032	\$27,203.57
2/1/2032 – 1/31/2033	\$28,302.59
2/1/2033 – 1/31/2034	\$28,868.64



# TENANT OVERVIEW

3133,3135,3137 Bell Rd.

## BAYOU TURKEY

**Bayou Turkey** is a locally established, service-oriented restaurant concept with strong brand recognition in the Montgomery market. The business is known for its Cajun and Southern-inspired menu, offering distinctive, craveable items that differentiate it from typical quick-service options. This unique positioning helps Bayou Turkey capture repeat, loyalty-driven traffic and maintain relevance within the neighborhood retail landscape, particularly in food-centric corridors where convenience and flavor-forward concepts perform well.

As a tenant, Bayou Turkey represents a **community-supported, daily-needs food user** with a loyal customer base and strong local ties. Independently owned regional concepts often demonstrate durability in established submarkets by cultivating repeat patronage and adapting offerings to local demand. Bayou Turkey’s complementary fit alongside national QSR tenants enhances the overall tenant mix, supports consistent foot traffic, and contributes to the long-term stability of the asset through diversified food-and-beverage exposure.

5 YEAR LEASE TERM (OCCUPYING 3,730 SF)	ANNUAL LEASE RATE
3/1/2026 – 2/28/2027	\$45,000.00
3/1/2027 – 2/29/2028	\$46,350.00
3/1/2028 – 2/28/2029	\$47,740.50
3/1/2029 – 2/28/2030	\$49,172.72
3/1/2030 – 2/28/2031	\$50,647.90



# MONTGOMERY, AL

**Montgomery**, the state capital and a key economic hub, offers a diverse and resilient economy anchored by government, healthcare, manufacturing, and retail sectors. The city is home to Maxwell-Gunter Air Force Base, a major military installation providing significant employment, and the Montgomery Regional Airport, supporting commercial and cargo operations. Montgomery also hosts the Equal Justice Initiative (EJI), attracting educational and cultural tourism, and vibrant commercial areas such as the Shoppes at Eastchase, a premier retail and mixed-use destination.

The city's downtown, anchored by the Alabama State Capitol, provides a stable government-driven economy, while cultural and recreational assets like Montgomery Whitewater, Civil Rights landmarks, and historic sites enhance tourism and community engagement.

Montgomery benefits from excellent connectivity via major highways and corridors, including Interstate 65 (I-65), Interstate 85 (I-85), U.S. Highway 80, and U.S. Highway 231, along with key arterial roads such as Bell Road, East Boulevard, and Eastern Boulevard, linking residential, commercial, and industrial areas across the region.

With its strategic location, robust infrastructure, diverse economy, and a blend of cultural, historical, and recreational assets, Montgomery provides a dynamic and attractive market for long-term investment opportunities.

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,030	53,155	121,862
Average Age	41	39	40
Average Age (Male)	39	37	38
Average Age (Female)	43	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,114	23,726	52,102
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$86,274	\$81,878	\$83,015
Average House Value	\$211,326	\$251,832	\$234,246

		
<b>± 28,619</b>	<b>± 53,000</b>	<b>\$81,000 +</b>
VPD Vaughn Rd	People Within 3 Miles	Average HH Income

# RETAIL MAP



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