

BRAUN

INTERNATIONAL REAL ESTATE



SINCE 1908

O F F E R I N G M E M O R A N D U M

FOR SALE



2720 JOHN HAWKINS PKWY | BIRMINGHAM-HOOVER, AL 35244

NNN FREESTANDING RETAIL-MEDICAL-OFFICE BUILDING

OFFERING MEMORANDUM

Braun International (Broker) has been engaged by Trustee for the sale of the property. The Property is being offered for sale in an “As Is, Where Is” condition, and Trustee and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Trustee.

The use of this Offering Memorandum and the information provided herein is subject to change.

The enclosed materials are being provided solely to facilitate the prospective buyer's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Trustee or any of their respective representatives, affiliates, offers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein.

All interested parties shall make their own measurements of the property or engage a third party to verify any and all measurements of the property contained herein. This offering memorandum has been prepared to provide summary unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject Property. The information contained herein is not a substitute for a thorough due diligence investigation. Braun International Real Estate has not made any investigation and makes no warranty or representation with respect to the income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's, or asbestos.

The compliance with Local, County, State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject Property. All potential buyers must take appropriate measures to verify all of the information set forth herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Trustee shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, judgments, and conclusions without reliance upon the material contained herein.

Trustee reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for Sale at any time and for any reason. Trustee and Agent expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/ or to terminate discussions with any entity at any time, with or without notice.

This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Trustee. Trustee shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until the binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Trustee and any conditions to Trustee's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Trustee promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Trustee or Agent.

By accepting this marketing brochure, you agree to release Braun International Real Estate, and the representing agent(s), and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/ or purchase of this Property.

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NNN FREESTANDING RETAIL-MEDICAL-OFFICE BUILDING

INVESTMENT SUMMARY

- Offering Summary
- Lease & Tenant Information
- Property Photos

PROPERTY OVERVIEW

- Location Aerial
- Property Aerial
- Business Map

DEMOGRAPHICS & INCOME PROFILE

- Demographics

SALE INFORMATION

- Sale Terms
- Due Diligence

CONTACT FOR INFORMATION

TODD WOHL

- Email: Todd@BraunCo.com
- Phone: 866.568.6638 x 100
- BraunCo.com

OFFERING SUMMARY

PROPERTY INFORMATION

Property Address	2720 John Hawkins Pkwy Birmingham-Hoover, AL 35244
Subdivision Name	Colonial Promenade Hoover

SITE DESCRIPTION

APN/Parcel ID	39-00-23-3-000-017.004
Legal Description	LOT 7 COLONIAL PROMENADE HOOVER PHASE III PB 37 PG 15
Land Use	Medical building
County	Jefferson
Zoning	X
State	Alabama
Lot Size	1.13 AC , 49,310SF Lot
Submarket	Hoover
Building SF	6,163
Building	One story
Year Built	2023

THE OFFERING

This NNN freestanding retail-medical-office building is located in the heart of Hoover, a premiere suburb of Birmingham. Heartland Dental is a national credit tenant with 7 years on a 10 year initial lease term and 3 five year options.



LEASE INFORMATION – HEARTLAND DENTAL

Lease terms commencement	August 2021
Lease expiration	August 2031
Lease options	Three 5 year options

LEASE TERM

Year 1 - 5	\$168,588.00 (\$36.71 psf) plus CAM
Year 6 - 10	\$185,446.80 (\$40.38 psf) plus CAM
Renewal Term 1 Year 11 - 15	\$203,991.48 (\$44.13 psf) plus CAM
Renewal Term 2 Year 16 - 20	\$224,409.36 (\$48.86 psf) plus CAM
Renewal Term 3 Year 21 - 25	\$246,840.93 (\$53.74 psf) plus CAM

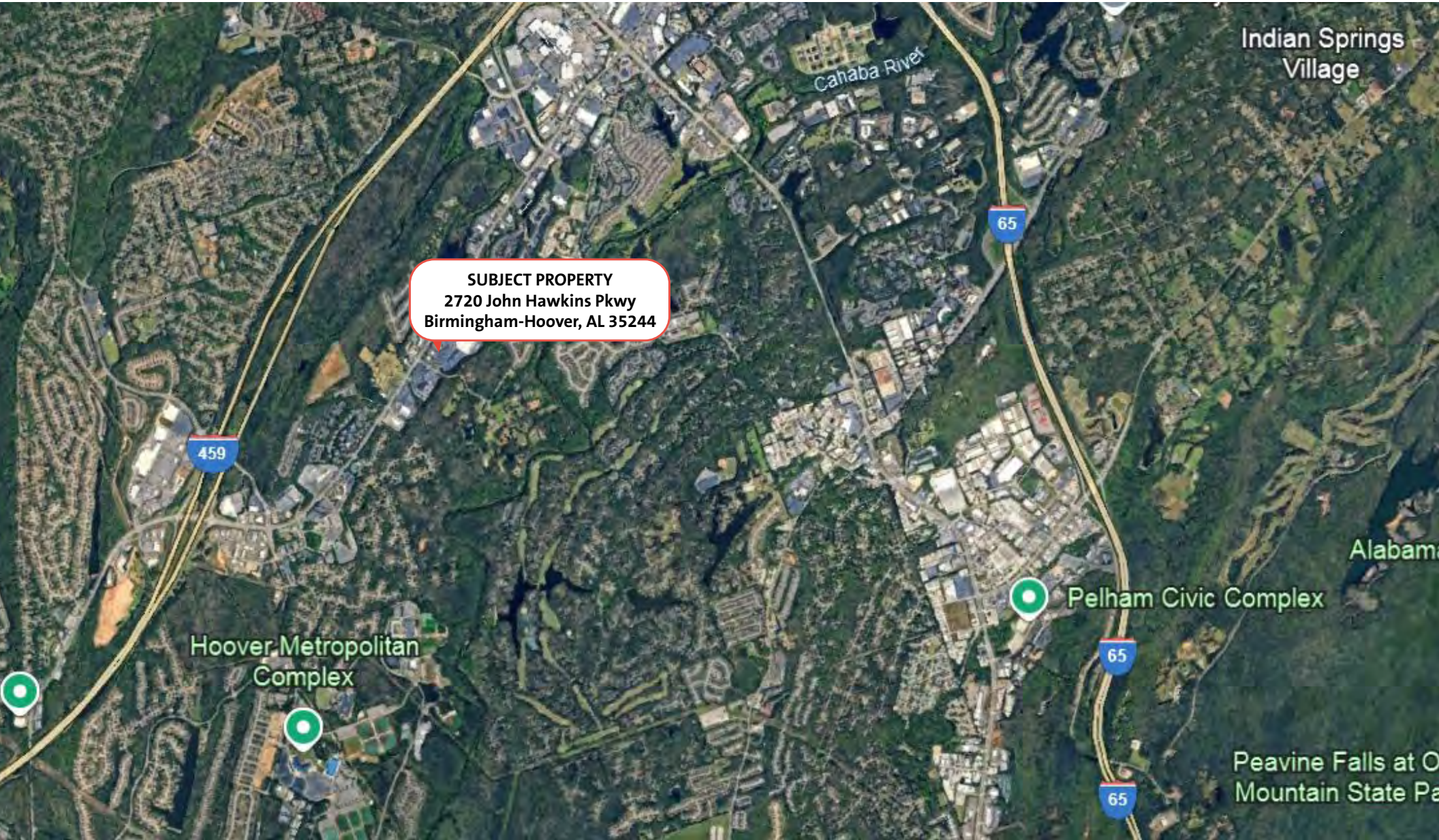
TENANT INFORMATION

Heartland Dental is the nation's largest dental support organization, providing non-clinical administrative support services. What started from the entrepreneurial spirit of Rick Workman, DMD, with his single dental practice, has evolved into affiliating with over 2,800 doctors in over 1,750 locations across 39 states and the District of Columbia. The company is majority owned by KKR, a leading global investment firm. Heartland Dental today supports more than 2,800 doctors in more than 1,750 offices across 39 states and the District of Columbia. The company collaborated to open 55 state-of-the-art dental practices through June 2024. These newly supported dental practices are world-class dental facilities and include relocations of existing supported offices, focused on providing critical access to dental care in the nation's leading population growth markets to help make dental care more accessible. Heartland Dental has also affiliated with 21 new supported practices in the first half of 2024. These practices span NC, MD, NE, MI, VA, FL, SC, PA, LA, OH, OR, MS, WA, and MN. Doctors continue to find benefit from Heartland Dental's nonclinical support, enabling them to lead their practices to even higher levels. The company has maintained its focus on supporting the latest in dentistry. Through a partnership with VideAI and Henry Schein, One, over 20,000 supported doctors, hygiene providers, and team members across 1,700 offices now have access to this cutting-edge AI technology that supports doctor diagnosis and treatment planning, patient communications, team workflow, and insurance filings. This is just the beginning of the company's investments as it looks to fully leverage AI capabilities across its supported services to increase care, access, and patient experiences. VideAI's technology helps supported doctors identify potential dental issues early, including incipient decay, aligning with a preventative care approach. Coupled with Curodont, a groundbreaking treatment from Vvardis that with its proprietary biomimetic technology can repair incipient decay non-invasively and promote enamel remineralization, has shown remarkable success with supported doctors treating over 125,323 teeth thus far this year.



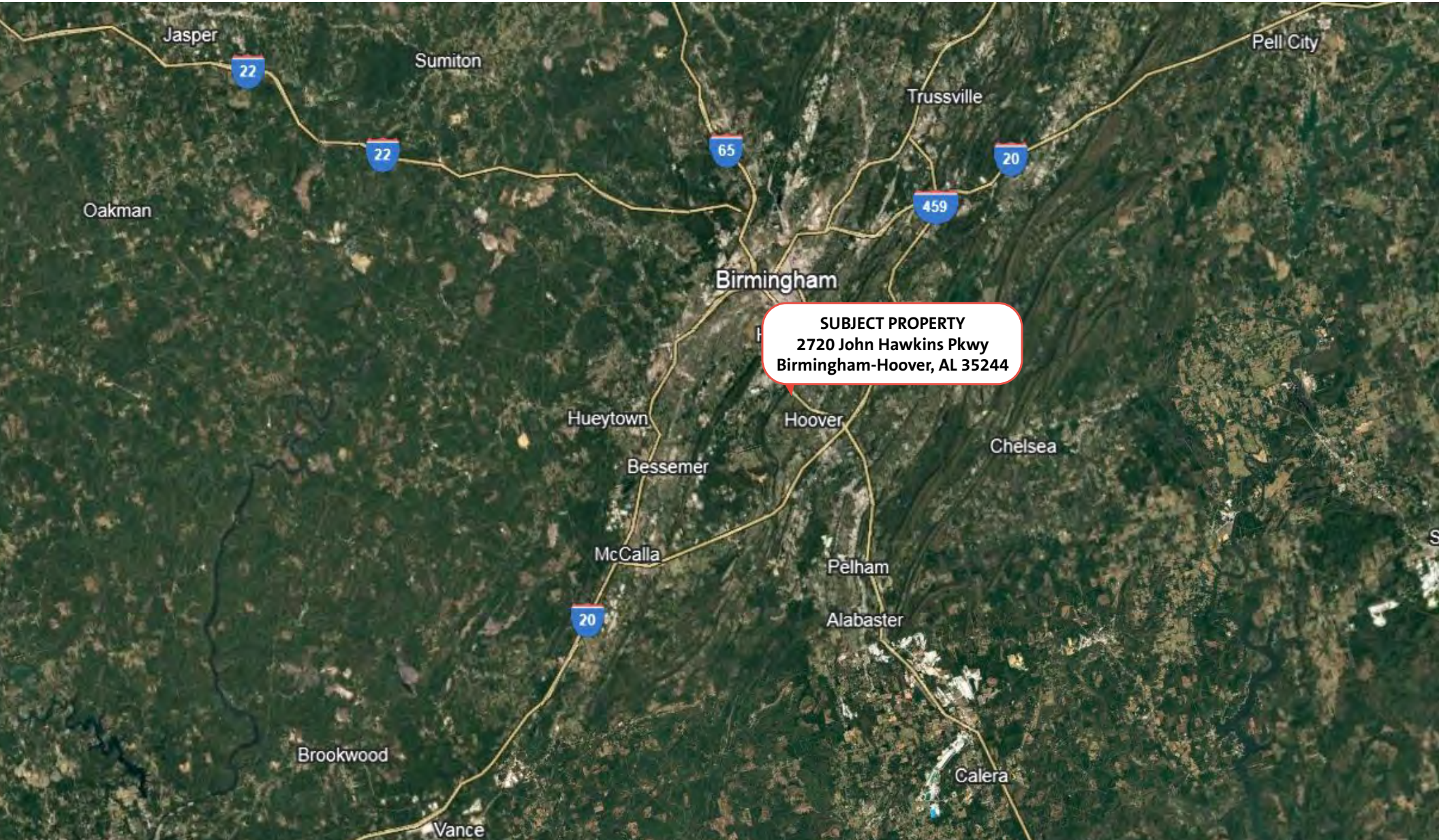
LOCATION AERIAL

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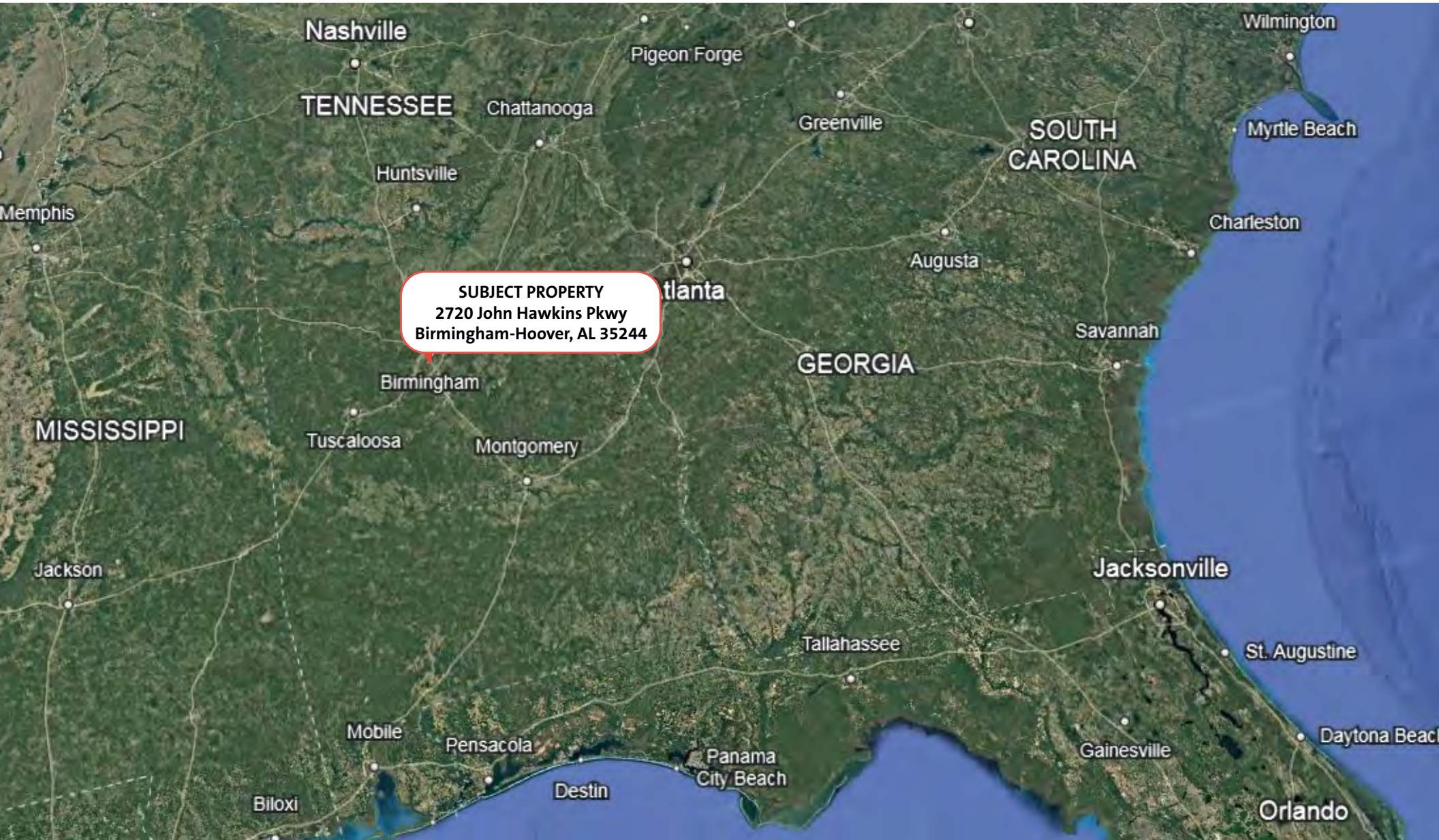
PROPERTY AERIAL

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PROPERTY AERIAL

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BUSINESS MAP

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BIRMINGHAM-HOOVER, AL

Hoover, Alabama has long been known as a fast-growing suburban community- offering premier housing options and a world-class public school system- just minutes from innovative employers and jobs in Central Alabama. Hoover is a new city, only 55 years old, but it has grown into Alabama's fifth largest municipality and a cornerstone of the Birmingham-Hoover Region. Today, Hoover is maturing into a one of the Southeast's most livable cities by investing in walkable neighborhoods, outdoor recreation opportunities along the Cahaba River, and further enhancements to our school system.

WHERE YOU CAN FIND A NEIGHBORHOOD OF YOUR CHOICE

From historic homes along the tree-lined streets of Bluff Park to stunning properties along the ridges of Oak Mountain in Greystone, there are options for every neighborhood preference. Classic and new apartment dwellings are available in Hoover's main thoroughfares and new resort-style communities continue to develop such as Ross Bridge and Blackridge.

WHERE OUTDOOR ADVENTURE IS RIGHT AROUND THE CORNER

Hoover is built on both sides of the Cahaba River- Alabama's longest and one of the country's most ecologically diverse. Meandering 50 miles from east to west, the Cahaba's natural environment and connecting neighborhoods and business parks provide beauty and recreational opportunities for all. With 25 public parks and recreational facilities located in Hoover's city limits and 605 acres of parkland, there are opportunities for any age or interest. Perfect locations for hiking, biking, archery, swimming and walking can be found throughout the city.

WHERE A GROWING ARTS COMMUNITY IS EMERGING

Hoover has a strong creative community built around a historic legacy in the Bluff Park Neighborhood. Creators, makers, and artists now call numerous parts of the city home and are organized through various organizations and events such as the Hoover Arts Council. From visiting the artists galleries in Bluff Park to joining a writers lecture at the Southern Voices event, Hoover has established itself as a creative hub in Alabama.

WHERE A CENTRAL, CONNECTED LOCATION CREATES ADVENTURES

Hoover is located in the center of Alabama and at the crossroads of the state's interstate system (I-65, I-459, I-20/59) and just 20 minutes away from the Birmingham-Shuttlesworth International Airport with 100+ daily flights to 21 destinations. Hoover is a short drive from the urban amenities of Downtown Birmingham- a culinary and brewery hotspot with numerous arts museums and entertainment venues. With a central location and easy highway access, Hoover is perfect for weekend destinations of your choice: 2.5 hours to Atlanta, 3.5 hours to Nashville, & 4 hours to the Gulf Coast beaches.

DEMOGRAPHICS

Income

\$38,709

Per capita income

about 90 percent of the amount in United States: \$41,804

\$67,242

Median household income

about 90 percent of the amount in United States: \$74,755

Household income



[Hide data / Embed](#)

Household income (Table B19001) [View table](#)

Column	Birmingham-Hoover, AL				United States			
	Percentage	Margin	Count	Margin	Percentage	Margin	Count	Margin
Under \$50K	37.8%	±1.7%	167,840	±7,771.4	33.9%	±0.1%	44,027,288	±122,910
\$50K - \$100K	29.2%	±1.4%	129,520	±6,382.1	29.1%	±0.1%	37,746,851	±114,379.9
\$100K - \$200K	23.7%	±1.3%	105,231	±5,686.5	25.6%	±0.1%	33,218,013	±106,820.1
Over \$200K	9.3%	±0.7%	41,230	±3,169	11.5%	±0.1%	14,878,776	±70,292

Households

443,821 ±3,558

Number of households

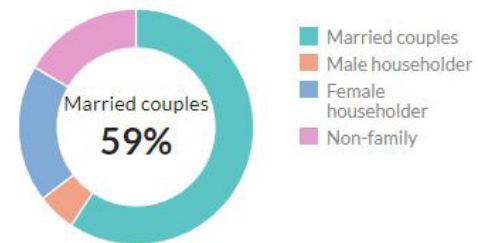
United States: 129,870,930 ±136,261

2.5

Persons per household

about the same as the figure in United States: 2.5

Population by household type



[Hide data / Embed](#)

Population by household type (Table B11002) [View table](#)

Column	Birmingham-Hoover, AL				United States			
	Percentage	Margin	Count	Margin	Percentage	Margin	Count	Margin
Married couples	59.3%	±1.4%	644,905	±15,508	59.6%	±0%	193,841,680	±391,285
Male householder	5.3% [†]	±0.8%	57,929	±8,182	6.5%	±0%	21,107,686	±214,936
Female householder	18.9%	±1.2%	205,229	±12,866	15.9%	±0%	51,637,448	±301,046
Non-family	16.5%	±0.8%	179,965	±8,635	18%	±0%	58,547,856	±165,864

DEMOGRAPHICS

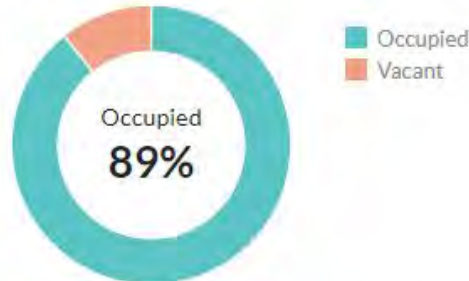
Units & Occupancy

497,126 ±929

Number of housing units

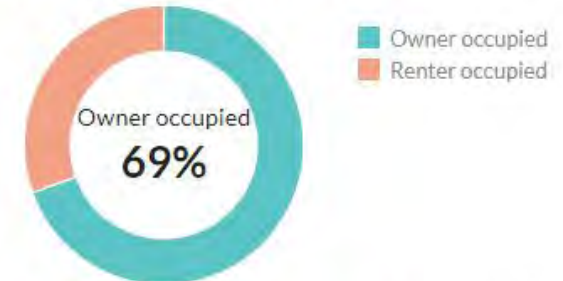
United States: 143,772,900 ±7,466

Occupied vs. Vacant



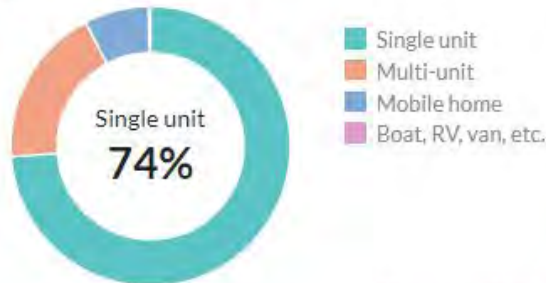
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Ownership of occupied units



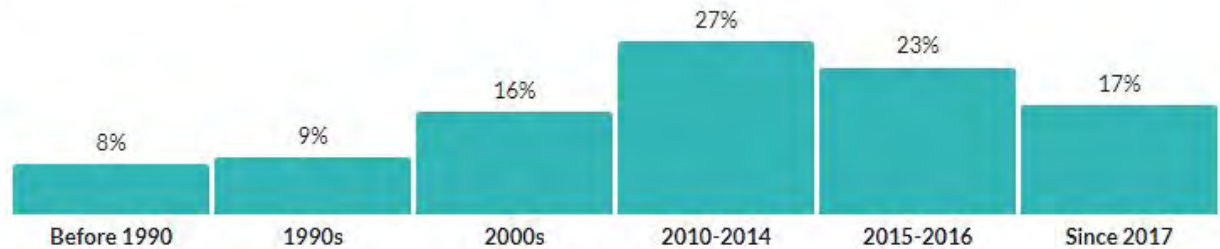
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Types of structure



[Show data](#) / [Embed](#)

Year moved in, by percentage of population



[Hide data](#) / [Embed](#)

Year moved in, by percentage of population (Table B25026) [View table](#)

Column	Birmingham-Hoover, AL		United States	
Before 1990	8%	±0.6%	86,924	±6,962.4
	7.5%	±0%	24,355,926	±143,229
1990s	8.9%	±0.8%	96,974	±8,614.2
	8.6%	±0%	27,978,937	±156,390.2
2000s	16.1%	±1%	174,673	±11,239.7
	16.8%	±0%	54,457,740	±212,924.9
2010-2014	27.1%	±1.5%	294,895	±16,358.8
	27%	±0%	87,625,892	±321,306.8
2015-2016	23%	±1.4%	249,846	±15,532.6
	23.5%	±0%	76,396,224	±327,629.9
Since 2017	17%	±1.2%	184,716	±13,334
	16.7%	±0%	54,319,952	±313,340.5

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- Listing Price \$2,500,000
- The property will be sold in As Is Condition
- Seller will make no repairs
- Buyer will execute “Disclaimer of Warranties; “As-Is” Conveyance and Indemnities addendum
- The property will be sold with Tenancy
- Showings by Appointment
- Buyers must provide Proof of funds and lender approval letter in conjunction with offer.

DUE DILIGENCE

- Due diligence
- Hold harmless addendum
- Preliminary Title Report
- Lease

CONTACT TODD WOHL FOR INFORMATION

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- BraunCo.com

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