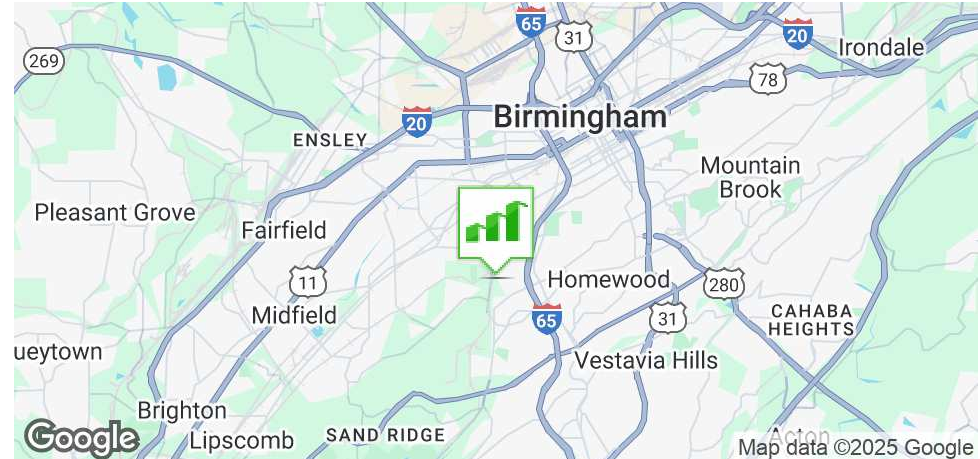


108 WALTER DAVIS DR

108 WALTER DAVIS DR, HOMEWOOD, AL 35209

Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,300,000
Cap Rate:	5.76%
NOI:	\$132,490
Lot Size:	± 3.02 Acres
Year Built:	1979
Building Size:	± 47,100
Renovated:	2020
Zoning:	I-3: Light Industrial
Market:	Birmingham
Submarket:	Homewood
Price / SF:	\$48.83

PROPERTY HIGHLIGHTS

- Investment Sale
- Absolute NNN Lease with 2% Annual Increase & 4 (5 Year Options)
- 3 Buildings on three separate Parcels
- 43,600 SF of Warehouse, 3,500 SF of Office Space
- Ample onsite parking for employees and customers
- Dense Retail Corridor Along Interstate 65
- 1.4± Miles from Interstate I-65 with traffic counts of 124,840 AADT
- 4.5± Miles from Samford University
- 10.4± Miles from Birmingham-Shuttlesworth International Airport

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,251	32,957	81,779
Total Population	9,103	79,079	196,703
Average HH Income	\$39,630	\$44,958	\$56,611

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Retail Map



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