

PRICE REDUCED



INVESTMENT PROPERTY FOR SALE

Arby's Restaurant

~~\$1,566,843~~ \$1,490,000

HIGHLIGHTS

- Prime location along busy Highway 31 and sits in front of Shelby Baptist Medical Center
- Operating at this location since 1988
- Total NNN lease with gross sales provision as additional rent
- Four (4) five-year lease options remain
- 10% rental adjustment per option

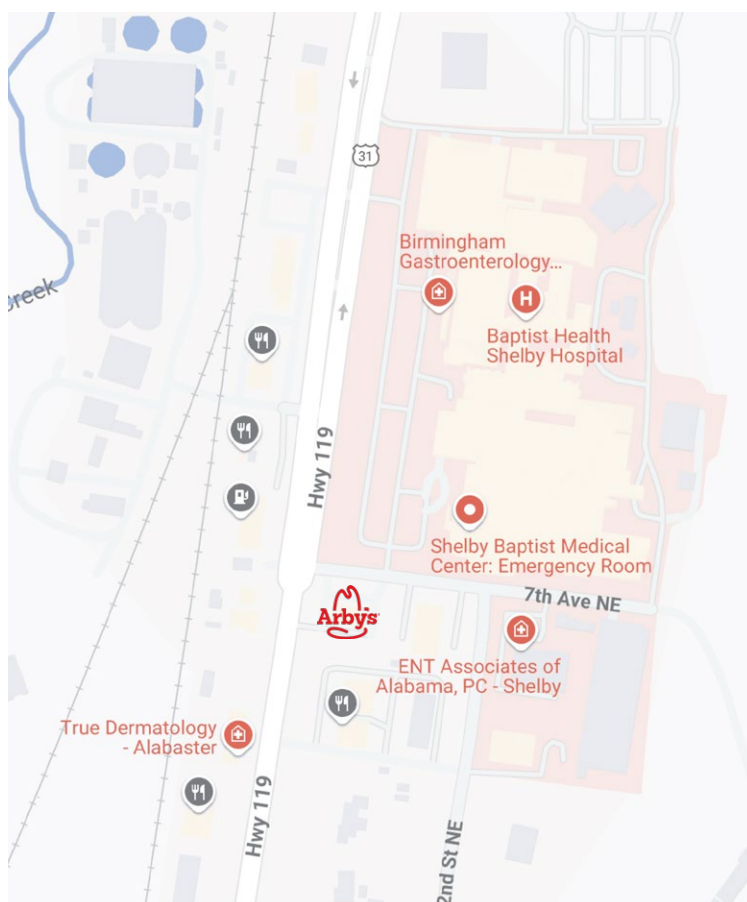
**652 1st St N
Alabaster, AL 35007**

Year Built	1970
Building Size	2,435 SF
Land Area	27,000 SF
2025 NOI	\$94,106.93
CAP Rate	6%
Occupancy	100%
Lease Type	NNN
Lease Expiration	Sept 2029



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DEMOGRAPHICS BY DISTANCE

	1mi	3mi	5mi
Population	5.5k	37k	68.5k
Average Age	40	39	39
Average HHI	\$90k	\$105k	\$111k