

ZAXBY'S

4835 BELL HILL ROAD | BESSEMER, ALABAMA 35022

Long-Term Absolute NNN Lease

Affluent Demographics



ACTUAL SITE

ADVISORY TEAM

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Highlights



PRICE
\$3,321,000

CAP RATE
6.00%

NOI
\$199,287

POINTS OF INTEREST

Retailers | Entertainment: Nearby retailers include Target, Walmart, Lowe's, T.J. Maxx, Ross, Burlington, Cato, Citi Trends, Hibbett, Bealls, Shoe Dept., Michaels, Five Below, PetSmart, Aldi, Publix, Piggly Wiggly, Farmers Home Furniture, 84 Lumber, Tractor Supply, Dollar Tree, Dollar General, Family Dollar, Planet Fitness, Premier Cinemas

Higher Education: 12 miles from **Lawson State Community College Birmingham** (4 miles from Bessemer campus) - a 2-year public community college with campuses in Bessemer & Birmingham, offering associate degrees & certificate programs with 3,453 students

Healthcare: 1½ miles from **UAB Medical West** - a new, 9-story hospital facility featuring new surgical & endoscopy suite with 12 operating rooms, state-of-the-art imaging with 200 beds



LONG-TERM ABSOLUTE NNN LEASE

17 years remaining on 20-Year Absolute NNN lease with attractive 2.00% annual rental escalations beginning June 1, 2028!



OPERATOR | TENANT

Experienced 56-unit operator. Tenant **(Credit to Chicken, LLC)** - 26-unit entity with locations throughout the southeast!



SEASONED LOCATION

Successfully open & operating since 2008 with an attractive Rent-to-Sales ratio! ****ASK BROKER FOR DETAILS****



TRAFFIC COUNTS | DOMINANT RETAIL CORRIDOR

Well-positioned on a ±0.88-acre lot on a signalized, hard northeast corner of Bell Hill Rd & Eastern Valley Rd with traffic counts of 34,659 CPD! Conveniently located just off of I-469 exit ramp with an additional exposure to 62,691 CPD!



AFFLUENT 2025 DEMOGRAPHICS

Population (5-mi)	35,090
Households (5-mi)	13,811
Average Household Income (1-mi)	\$117,573

Financial Analysis

SITE ADDRESS

4815 Bell Hill Road
Bessemer, Alabama 35022 (Birmingham MSA)

TENANT

Credit to Chicken, LLC

ENTITY TYPE

Franchise

GROSS LEASABLE AREA

±3,777 SF

LOT SIZE

±0.88 acre

YEAR BUILT

2008*

OWNERSHIP

Fee Simple (Building & Land)

EXPENSE REIMBURSEMENT

This is an **Absolute NNN lease**. Tenant is responsible for all expenses.

LEASE TERM

20 years (17 years remaining)

RENTAL INCREASES

2% annually beginning June 1, 2028

RENT COMMENCEMENT DATE

May 26, 2022

EXPIRATION DATE

May 31, 2042

OPTIONS

Four 5-Year Renewal Options

FINANCING

All Cash or Buyer to obtain new financing at Close of Escrow.

* According to Jefferson County Assessor

ZAXBYS

Rent Roll

TERM	ANNUAL RENT	CAP RATE
Years 4 to 6 06/01/25 to 05/31/28	\$199,287	6.00%
Year 2 06/01/28 to 05/31/29	\$203,273	6.12%
Year 3 06/01/29 to 05/31/30	\$207,338	6.24%
Year 4 06/01/30 to 05/31/31	\$211,485	6.37%
Year 5 06/01/31 to 05/31/32	\$215,715	6.50%
Year 6 06/01/32 to 05/31/33	\$220,029	6.63%
Year 7 06/01/33 to 05/31/34	\$224,430	6.76%
Year 8 06/01/34 to 05/31/35	\$228,918	6.89%
Year 9 06/01/35 to 05/31/36	\$233,496	7.03%
Year 10 06/01/36 to 05/31/37	\$238,166	7.17%
Year 11 06/01/37 to 05/31/38	\$242,930	7.31%
Year 12 06/01/38 to 05/31/39	\$247,788	7.46%
Year 13 06/01/39 to 05/31/40	\$252,744	7.61%
Year 14 06/01/40 to 05/31/41	\$257,799	7.76%
Year 15 06/01/41 to 05/31/42	\$262,955	7.92%
AVG ANNUAL RETURN		6.81%

RENEWAL OPTIONS: FOUR 5-YEAR RENEWALS

Tenant Profile



Zaxbys is owned by affiliates of **Goldman Sachs**, which acquired a significant stake in the company in November 2020, buying out co-founder Tony Townley's ownership. The other co-founder, Zach McLeroy, also sold part of his stake but remains involved with the company as chairman of the board.

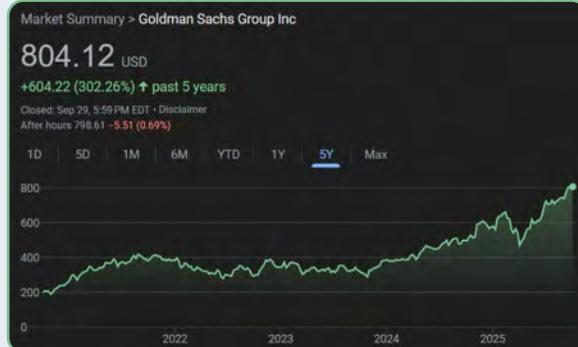
Zaxbys serves fresh, prepared-at-order **Chicken Fingerz™** and wings tossed in a variety of bold signature sauces, as well as wildly popular **Chicken Bacon Ranch Loaded Fries**, fan-favorite **Fried Pickles** and its iconic lineup of **Zalads®** including **Asian Zensation**, **Blue Zalad**, **The Cobb** and **The House**. In the heat of the long summer nights out West, Zaxbys is cooling down the desert with its fan-favorite **Handcrafted Milkshakes** available in Chocolate, Vanilla, Strawberry, and Birthday Cake, each topped with real whipped cream, sprinkles, and a cherry.

Founded in 1990, Zaxbys™ is committed to serving delicious Chicken Fingerz™, Zalads®, wings, and signature sauces with Southern hospitality and a modern twist. Zaxbys has **over 950 locations in 17 states** and is headquartered in Atlanta, Georgia.

THE OPERATOR | TENANT

Experienced 56-unit operator. Tenant **(Credit to Chicken, LLC)** - 26-unit entity with locations throughout the southeast!

THE PARENT COMPANY



TYPE

Public

TRADED AS

NYSE: GS

S&P CREDIT RATING

A+ Stable (April 2025)

MOODY'S RATING

A2 Stable (Sep 2024)

SECTOR | INDUSTRY

Financial Services | Capital Markets

MARKET CAP

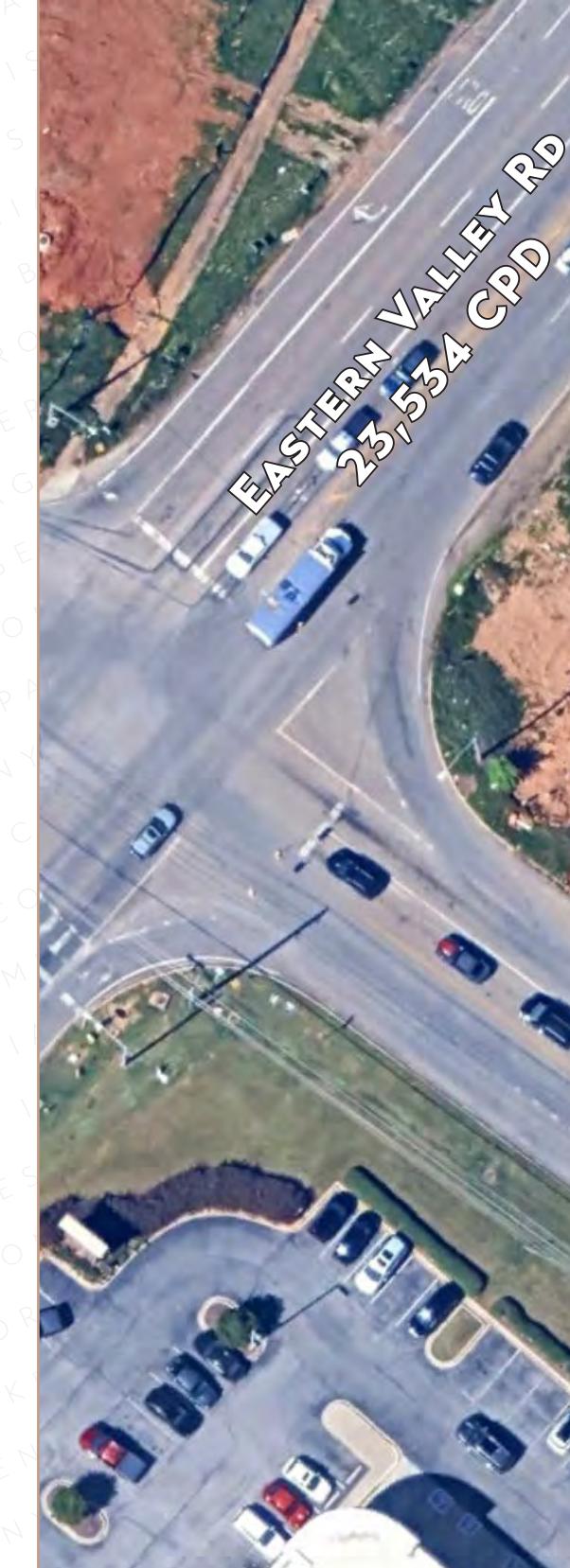
243.42B (09/29/25)

The Goldman Sachs Group, Inc., founded in 1869 and headquartered in New York, is a leading global financial institution serving corporations, governments, financial institutions, and individuals across the Americas, Europe, the Middle East, Africa, and Asia.

It operates through three main segments: Global Banking & Markets, which provides advisory, underwriting, lending, financing, and trading services; Asset & Wealth Management, which offers investment management, wealth advisory, and private banking; and Platform Solutions, which delivers credit cards, transaction banking, and payment services.

Together, these divisions provide a broad range of financial products and services spanning investment banking, asset management, consumer banking, and corporate finance.

Site Plan



ZAXBYS Across the street from a Piggy
Wiggly Anchored Shopping Center

Located at the intersection,
across from McAdory High
School, serving 1,240 student

Featuring an impressive 12-ca
stack drive-thru

GLA: ±3,777 SF

Lot Size: ±0.88 acre



Exterior Site Photos

As of September 2025



Northeast

As of September 2025

2025 AVERAGE HOUSEHOLD
INCOME (1-MI)
\$117,573



South

As of September 2025



West

As of September 2025



Bessemer



City View



HARBOR FREIGHT

amazon
FULFILLMENT CTR



piggly wiggly
DISTRIBUTION

Walmart



HIBBETT
bealls
CATO
DOLLAR TREE
ALDI
RAC

BESSEMER CITY
HIGH SCHOOL
805 STUDENTS

BESSEMER CITY
MIDDLE SCHOOL
648 STUDENTS

FARMER'S
home
FURNITURE
CITITRENDS

LOWE'S

**DOLLAR
GENERAL**

**DOLLAR
TREE**

**FAMILY
DOLLAR**

City of
BESSEMER

**BL
OX**

CHARLES F HARD
ELEMENTARY
350 STUDENTS

NORFOLK SOUTHERN

BIRMINGHAM RAIL

ASHLEY
DISTRIBUTION

TSC **TRACTOR
SUPPLY CO**

**CONSOLIDATED
PIPE & SUPPLY CO**

MILO'S
Family-Made Since 1946™
TEA MFG

**LOWE'S
DISTRIBUTION**

**DOLLAR
GENERAL
DISTRIBUTION**

**FedEx
Ground**

ZAXBYS



84



US BRICK

Birmingham Metro



Bessemer Synopsis

Bessemer, located in Jefferson County, is a southwestern suburb of Birmingham. Positioned in the Jones Valley at the edge of the Appalachian foothills, the city occupies a strategic location in Central Alabama and serves as the hub of western Jefferson County.

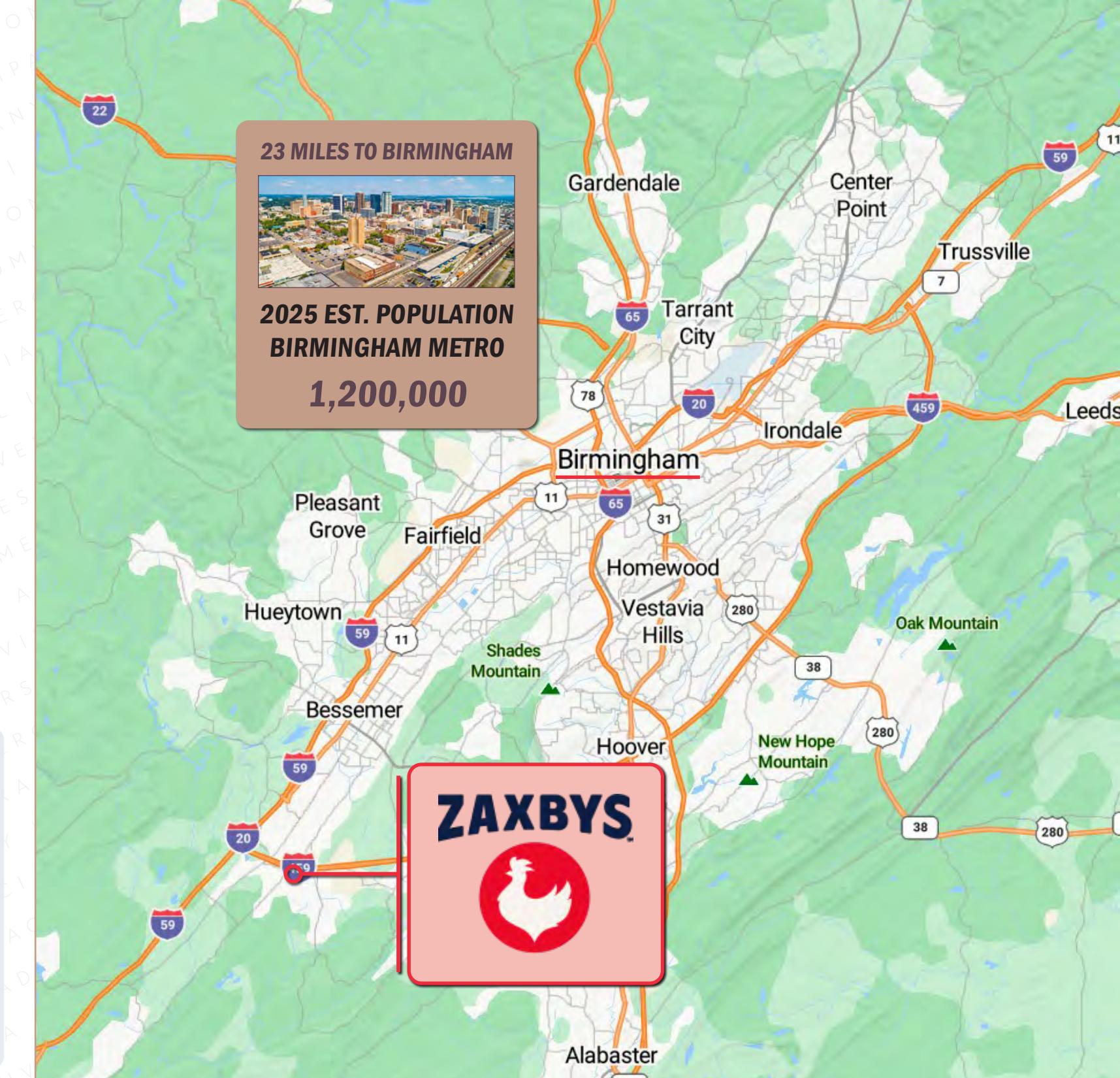
Bessemer has emerged as a center for economic growth and development, attracting leading companies such as **Steyr Arms USA, BLOX, Milo's Tea, US Brick, Consolidated Pipe & Supply, and Birmingham Rail**, all of which have established facilities in the city to benefit from its advantageous location.

The area also hosts major distribution centers, including **Amazon, Lowe's, Dollar General, Ashley, Piggly Wiggly** and **FedEx Ground**. Nearby McCalla further complements the region's commercial landscape with facilities for **Home Depot, SalonCentric, Publix** and **JM Smucker**.

Birmingham is the second-most populous city in the state and serves as a major regional economic, medical & educational hub of the Deep South, Piedmont & Appalachian regions. The area serves as headquarters to Fortune 500 companies **Regions Financial** and **Vulcan Materials Company**. It is home to **The University of Alabama at Birmingham** (20,900 students); **Samford University** (6,320 students) and **Lawson State Community College** (3,453 students).

2025 Demographics

	1-MI	3-MI	5-MI
Population	3,670	15,681	35,090
Households	1,475	6,189	13,811
Labor Population Age 16+	2,882	12,451	28,020
Median Age	37.1	38.8	39.9
Average Household Income	\$117,573	\$105,406	\$96,638



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FOR MORE INFORMATION:

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