

ZAXBY'S

4835 BELL HILL ROAD | BESSEMER, ALABAMA 35022

Long-Term Absolute NNN Lease
Affluent Demographics



ACTUAL SITE

ADVISORY TEAM

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PRICE	CAP RATE	NOI
\$3,321,000	6.00%	\$199,287

ZAXBYS POINTS OF INTEREST

Retailers | Entertainment: Nearby retailers in 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

ZAXBYS 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!

ZAXBYS OPERATOR | TENANT

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

ZAXBYS SEASONED LOCATION

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

ZAXBYS 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!

ZAXBYS 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



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.

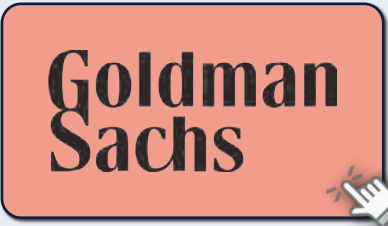
Zaxbys serves fresh, prepared-at-order Chicken Fingerz™ and wings tossed in a variety of bold signature sauces, as well as wildly popular Chicken Bacon Ranch Loaded Fries, fan-favorite Fried Pickles and its iconic lineup of Zalads® including Asian Zensation, Blue Zalad, The Cobb and The House. In the 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

 Across the street from a Piggly Wiggly Anchored Shopping Center

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

 Featuring an impressive 12-car 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

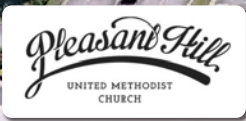
As of September 2025

- BBH Specialty Care Network
- Occupational Medicine
- Alfa Insurance
- Lets Lose Weight Loss
- McCalla Nails
- Deep Roots Nutrition
- Subway
- China King
- All Original Pizzeria
- Realty South
- McCalla Chiropractic
- Affordable Dentures & Implants
- San Antonio Grill
- PDG Cleaners
- Rio Tan
- McAdory Dental Center



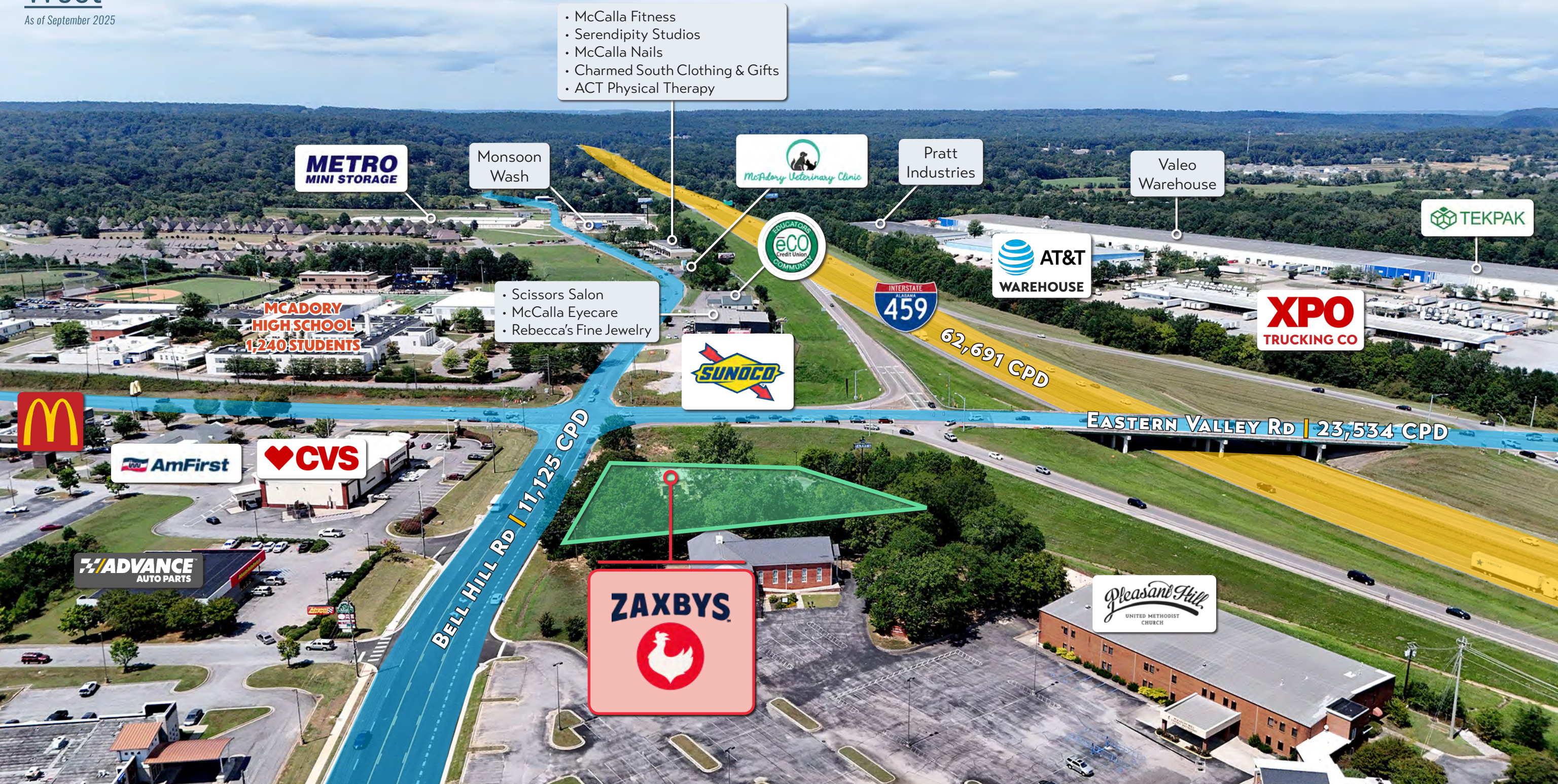
MCADORY MIDDLE SCHOOL
857 STUDENTS

MCADORY HIGH SCHOOL
1,240 STUDENTS



BELL HILL Rd | 11,125 CPD

EASTERN VALLEY Rd | 23,534 CPD



Bessemer



METRO
MINI STORAGE

AT&T
WAREHOUSE

XPO
TRUCKING CO

TEKPAK

MCADORY
HIGH SCHOOL
1,240 STUDENTS

MCADORY
MIDDLE SCHOOL
857 STUDENTS

CVS



PETSMART
FIVE BELOW
HIBBETT
GameStop
SALLY.
MARCO'S PIZZA

TJ-maxx
ROSS
SHOE DEPT.
KAY
Bath & Body Works
maurices

EASTERN VALLEY RD | 23,534 CPD

ADVANCE
AUTO PARTS

piggly wiggly
ACE Hardware

Pleasant Hill
UNITED METHODIST CHURCH

ZAXBYS

PROMENADE PKWY | 62,691 CPD
I-459 | 11,745 CPD



Burlington
Michaels

PREMIERE CINEMAS

UAB MEDICAL WEST
200 BEDS

City View



Vulcan
Materials Company

amazon
FULFILLMENT CTR

U.S.
PIPE
A QUINCY COMPANY

piggly wiggly
DISTRIBUTION

HARBOR FREIGHT

FARMERS
home
FURNITURE
planet
fitness
CITITRENDS

LOWE'S

DOLLAR
GENERAL

DOLLAR
TREE

Walmart

BESSEMER CITY
HIGH SCHOOL
805 STUDENTS

FAMILY
DOLLAR

HIBBETT
bealls
CATO
ALDI
RSC

BESSEMER CITY
MIDDLE SCHOOL
648 STUDENTS

ASHLEY
DISTRIBUTION

City of
BESSEMER

BLOX

THE HOME DEPOT
DISTR
CTR

TSC
TRACTOR
SUPPLY CO

CHARLES F HARD
ELEMENTARY
350 STUDENTS

BIRMINGHAM RAIL

p

84

Consolidated
PIPE & SUPPLY CO

NORFOLK SOUTHERN

Target

MILOS
Family-Made Since 1946™
TEA MFG

ZAXBYS

US BRICK

LOWE'S
DISTRIBUTION

DOLLAR
GENERAL
DISTRIBUTION

FedEx
Ground

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.

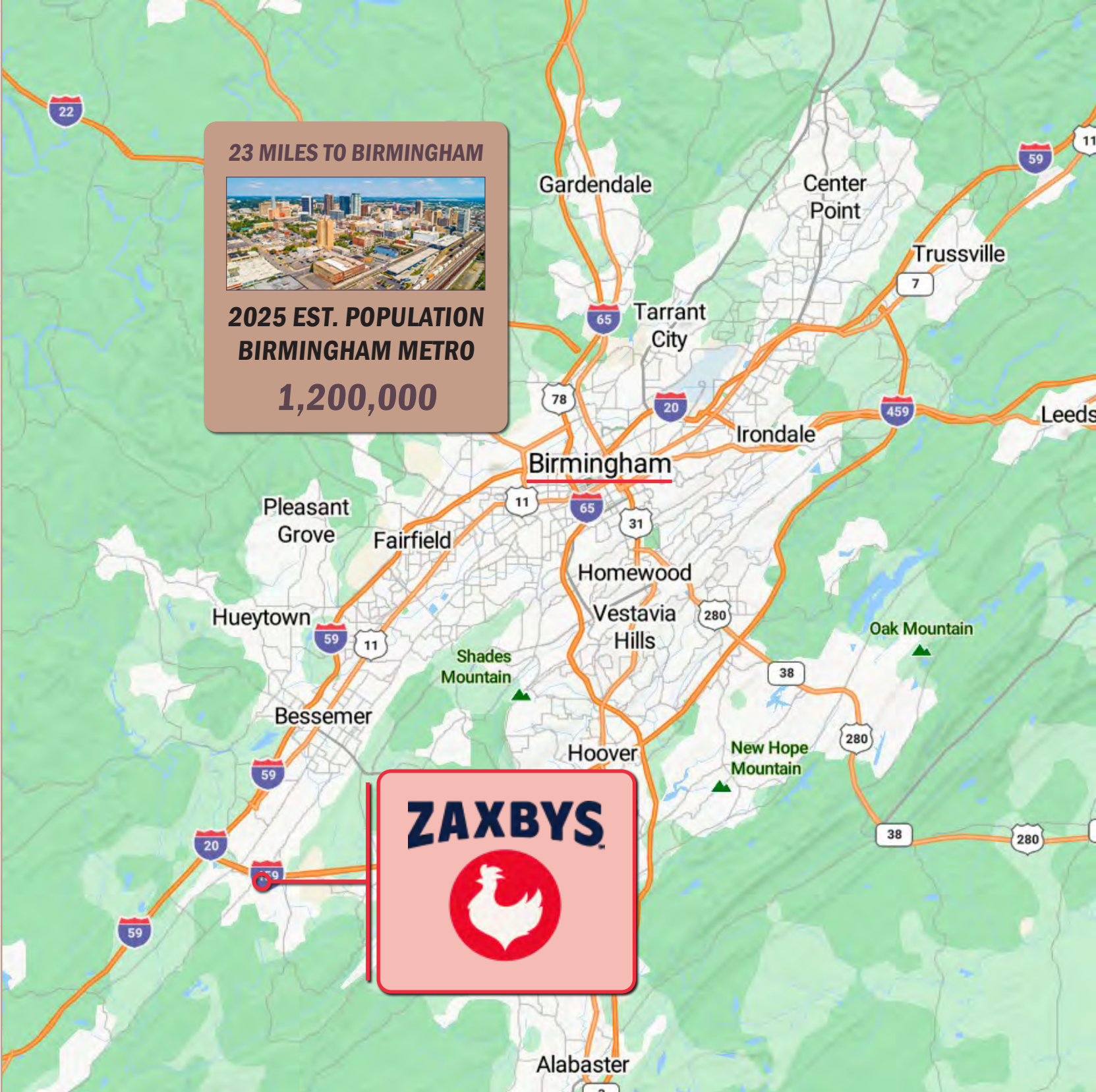
The area also hosts major distribution centers, including **Amazon, Lowe's, Dollar General, Ashley, Piggly Wiggly** and **FedEx Ground**. Nearby McCalla further complements the region's commercial landscape with facilities for **Home Depot, SalonCentric, Publix** and **JM Smucker**.

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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