



ACTUAL SITE

SLIM CHICKENS
3020 CLOVERDALE ROAD
FLORENCE, ALABAMA 35630

**OFFERING
MEMORANDUM**

Represented By:
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COMMERCIAL INVESTMENT ADVISORS, INC.
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In Association with Alabama Designated Broker:
Brian Brockman | Bang Realty-Alabama Inc | License # 119315



INVESTMENT OVERVIEW

SLIM CHICKENS
FLORENCE, ALABAMA

LOCATION	3020 Cloverdale Road Florence, Alabama 35630
MAJOR CROSS STREETS	Cloverdale Road and Cox Creek Pkwy
TENANT	SIMPLY SLIM AL, LLC
PURCHASE PRICE	\$3,002,000
CAP RATE	6.50%
ANNUAL RENT	\$195,101
GROSS LEASEABLE AREA	±3,570 SF (Including Patio) Building: 2,835 SF Patio: 500 SF
RENTAL ESCALATIONS	7.50% Every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	2023
LOT SIZE	±0.93 Acre
LEASE EXPIRATION	March 31, 2043
OPTIONS	Four 5-Year Renewal Options

POINTS OF INTEREST

SHOPPING | ENTERTAINMENT: Retailers in Florence include Walmart, Target, Sam's Club, Lowe's, Home Depot, Hobby Lobby, Kohl's, TJ Maxx, Ross Dress for Less, Belk, Old Navy, Dick's Sporting Goods, Academy Sports + Outdoors, Factory Connection, Martin's Family Clothing, Ulta Beauty, Five Below, Office Depot, PetSmart, Petco, Books-A-Million, Ollie's Bargain Outlet, Ashley, Farmers Home Furniture, Royal Furniture, Publix, ALDI, Foodland, Ace Hardware, Harbor Freight Tools, Dollar General, Dollar Tree, America's Thrift Stores & Donation Center, O'Reilly Auto Parts, Advance Auto Parts, Planet Fitness, Crunch Fitness, Workout Anytime, AMC Theatres, etc.

HIGHER EDUCATION: 3 miles from University of North Alabama - a public university offering various master's & doctoral programs with 10,730 students (Fall 2025)

HEALTH CARE: 5 miles from North Alabama Medical Center - serves as a regional facility with more than 200 physicians who represent more than 42 specialty areas of medicine with 263 beds

INVESTMENT HIGHLIGHTS

LEASE: 17+ years remaining on Absolute NNN lease with attractive 7.50% rental escalations every 5 years!

TENANT | LEASE GUARANTOR: **Simply Slim AL, LLC** owns & operates a total of **5 Slim Chicken locations across Alabama** with plans to continue to grow their unit count in the years to come & through various entities, continues to be the largest franchisee in the system by unit count (**17 units total**)!

STRONG SALES PERFORMANCE: Successfully open & operating since 2023 with an **attractive 8.13% Rent to Sales Ratio (YE 2024)**!

NEW CONSTRUCTION: High-quality, build-to-suit construction of Slim Chickens latest prototype with double drive-thru!

TRAFFIC COUNTS: Positioned on a ±0.93-acre lot with great visibility/access on Cloverdale Rd where **traffic counts exceed 23,680 CPD**!

2025 DEMOGRAPHICS: Total Population (5-MI): 49,984 | Average Household Income (1-MI): \$86,329



FINANCIAL ANALYSIS

SLIM CHICKENS
FLORENCE, ALABAMA

SUMMARY

TENANT	Simply Slim AL, LLC
PURCHASE PRICE	\$3,002,000
CAP RATE	6.50%
YEAR BUILT	2023
GROSS LEASABLE AREA	±3,570 SF (Including 500 SF Patio)
LOT SIZE	±0.93 Acre
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.

PROPOSED FINANCING SUMMARY

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

As of 11/12/25

LOAN AMOUNT (70%)	\$2,101,400
DOWN PAYMENT (30%)	\$900,600
INTEREST RATE	5.99%
TERM	5 years
AMORTIZATION	30 years

For more information, please contact:

Matt Jones - Capital Markets | Matthews™ at **(973) 476-8485**
or matt.jones@matthews.com.

RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY	
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
Simply Slim AL, LLC	3,570	Years 1-5: 03/23/23 to 03/31/28	Current	\$195,101	6.50%
		Years 6-10: 04/01/28 to 03/31/33	7.50%	\$209,734	6.99%
		Years 11-15: 04/01/33 to 03/31/38	7.50%	\$225,464	7.51%
		Years 16-20: 04/01/38 to 03/31/43	7.50%	\$242,373	8.07%
					7.35% AVG ANNUAL RETURN
RENEWAL OPTIONS		1st Option: 04/01/43 to 03/31/48	7.50%	\$260,551	
		2nd Option: 04/01/48 to 03/31/53	7.50%	\$280,973	
		3rd Option: 04/01/53 to 03/31/58	7.50%	\$301,100	
		4th Option: 04/01/58 to 03/31/63	7.50%	\$323,682	

TENANT OVERVIEW

SLIM CHICKENS
FLORENCE, ALABAMA

Slim Chickens is a fast-casual restaurant chain which specializes in chicken tenders & wings. “Our Always Fresh” philosophy means that they strive to bring their guests quality chicken by serving them 100% all-natural, premium chicken.

Slim Chickens leans on a simple list of high-quality ingredients using house recipes crafted by founders Tom Gordon and Greg Smart. They marinate their chicken using fresh buttermilk and trained their team members to hand-bread every tender using a decade-old process to marinate and lock in moisture. Every meal is cooked right when ordered to ensure mouth-watering flavor in every bite.

There are countless ways to customize a meal. Shake or dip their always fresh chicken tenders and wings in more than 10 house sauces. Slim Chickens diverse menu extends beyond the classics, to their own spin on sandwiches, salads and wraps—from the southern fried Cayenne Chicken Ranch Sandwich, to sweet-savory Chicken & Waffles and decadent seasonal Jar Desserts.

The first location opened in 2003, inside a former sushi restaurant in Fayetteville, Arkansas. In 2005, the second location opened in the nearby city of Rogers. The chain’s expansion accelerated in 2008 with five more openings in Arkansas and Oklahoma. In 2013, the first franchise location was opened; the next year, six regional franchise deals were made. In a partnership with Persian Gulf conglomerate Alghanim Industries, the first international Slim Chickens opened in Salmiya, Kuwait in May 2017. There has been 3 branches in the UK since May 2017 and in February 2020, its first branch in Kent, England opened in Bluewater Shopping Centre.

Slim Chickens has opened more than 290 locations in the U.S. and the U.K. There are more than 1,100 restaurants in development.

<https://slimchickens.com/>

ABOUT THE TENANT

Simply Slim AL, LLC owns/operates a total of 5 Slim Chicken locations across Alabama with plans to continue to grow their unit count in the years to come and through various entities, continues to be the largest franchisee in the system by unit count (**17 units total**)! Through various entities, the ownership group owns the Slims Chicken development rights to areas in Alabama, Arkansas, Georgia, Louisiana & Texas. In all, this could result in **over 30 locations**.

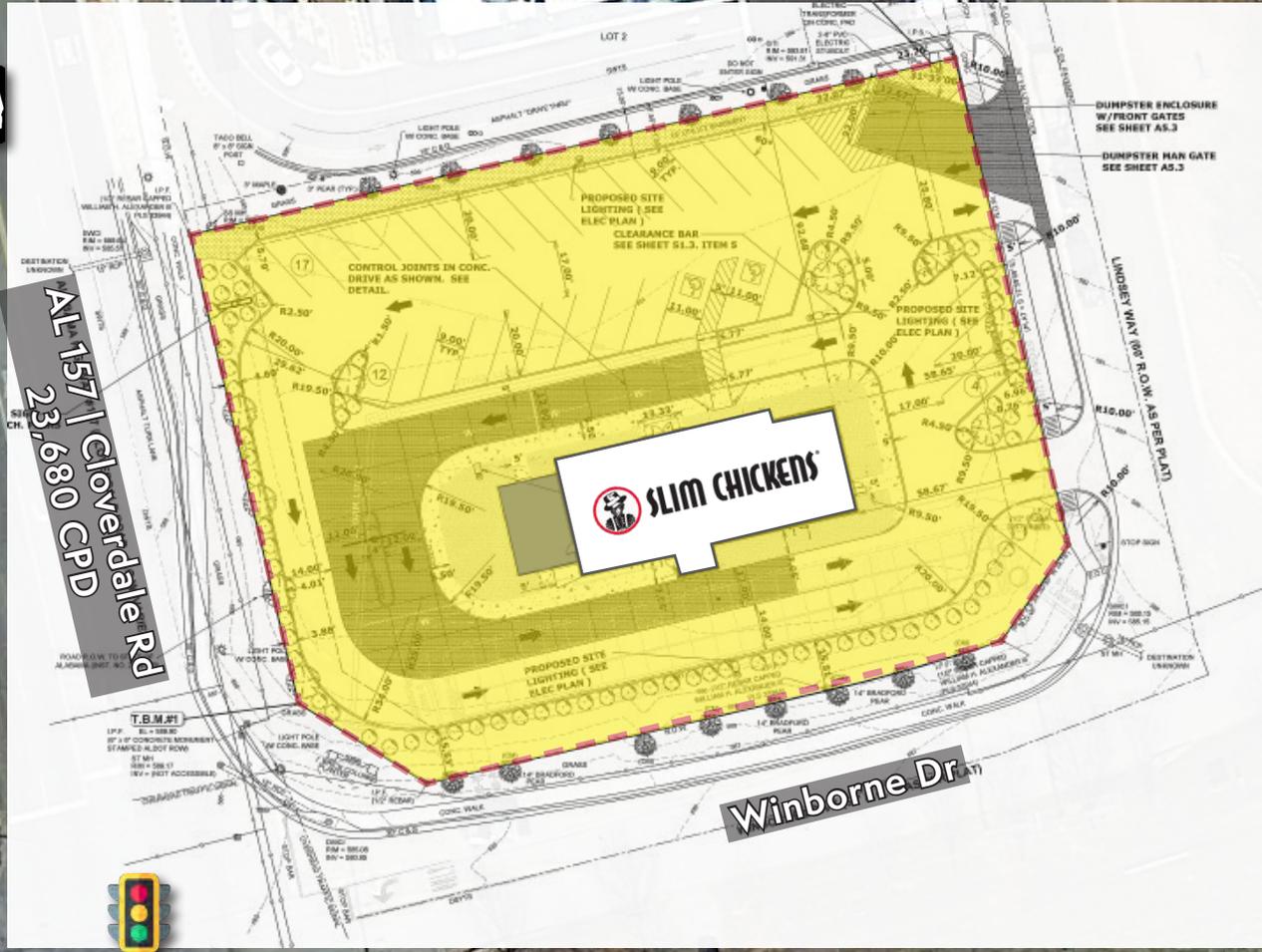
ACTUAL SITE PHOTOS



SLIM CHICKENS | FLORENCE, ALABAMA

SITE PLAN

157



LOT SIZE ±0.93 Acre
GLA ±3,570 SF

SLIM CHICKENS | FLORENCE, ALABAMA

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The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

FLORENCE



SLIM CHICKENS | FLORENCE, ALABAMA

ZOOMED OUT



SLIM CHICKENS | FLORENCE, ALABAMA

CITY VIEW



SLIM CHICKENS | FLORENCE, ALABAMA

LOCATION OVERVIEW

SLIM CHICKENS
FLORENCE, ALABAMA



Florence is a city in, and the county seat of, Lauderdale County, Alabama. It is situated along the Tennessee River and is home to the University of North Alabama, the oldest college in the state. Florence is the largest and principal city of the Florence-Muscle Shoals Metropolitan Statistical Area commonly known as "The Shoals." Florence is considered northwestern Alabama's primary economic hub. Florence is known for its lovely architecture, as well as for its artistic charm, musical influence and Native American history.

The **University of North Alabama (UNA)** is a public university in Florence, Alabama. It is the state's oldest public university. Occupying a 130-acre campus in a residential section of Florence, UNA is located within a four-city area that also includes Tuscumbia, Sheffield and Muscle Shoals. The school has a staff of 365 employees, serving 10,730 students.

North Alabama Medical Center serves as a regional facility with more than 200 physicians on staff who represent more than 42 specialty areas of medicine. The 263 bed facility offers the community's only open heart surgery site, a complete line of women's and children's services and a complete line of medical and imaging services. North Alabama Medical Center is a Certified Chest Pain center with a team of cardiologists available 24/7 and is recognized as a Primary Stroke Center of Excellence by the American Heart/American Stroke Association.

TOP MAJOR EMPLOYERS IN THE AREA:

- **Huntsville Hospital** - Healthcare with 9,352 employees
- **NASA/Marshall Space Flight Center** - Government with 6,000 employees
- **Huntsville City Schools** - Education with 3,000 employees
- **The Boeing Company** with 2,900 employees
- **Madison City Schools** - Education with 2,389 employees
- **U.S. Army/Redstone Arsenal** with approximately 38,000+ personnel

2025 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Total Population	5,195	32,995	49,984
Estimated Population (2030)	5,177	32,900	49,924
Labor Population Age 16+	4,279	27,661	41,807
Population Median Age	41.0	35.1	36.4
Average Household Income	\$86,329	\$75,247	\$74,042

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