

HUFFMAN PLAZA

9448-9468 PARKWAY EAST, BIRMINGHAM, AL 35215



PROPERTY HIGHLIGHTS

- 13,284 SF Retail Center on 1.21 acres
- The retail center houses Aculco Tires & Auto Care, Queen Nails, Mama Gifted Hands (hair salon), and one vacant 2,000 sqft space
- The landlord is responsible for maintaining the roof and structure
- Tenants pay for their separately metered utilities (electricity, gas, and water)
- The landlord covers the cost of common outdoor lighting
- 50 paved and lighted parkway spaces
- Conveniently located on Parkway East, less than half a mile from I-59 access

OFFERING SUMMARY

Sale Price:	\$825,000
Number of Units:	4
Lot Size:	1.21 Acres
Building Size:	13,284 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,362	16,114	39,160
Total Population	6,027	41,769	99,755
Average HH Income	\$73,310	\$61,798	\$64,213

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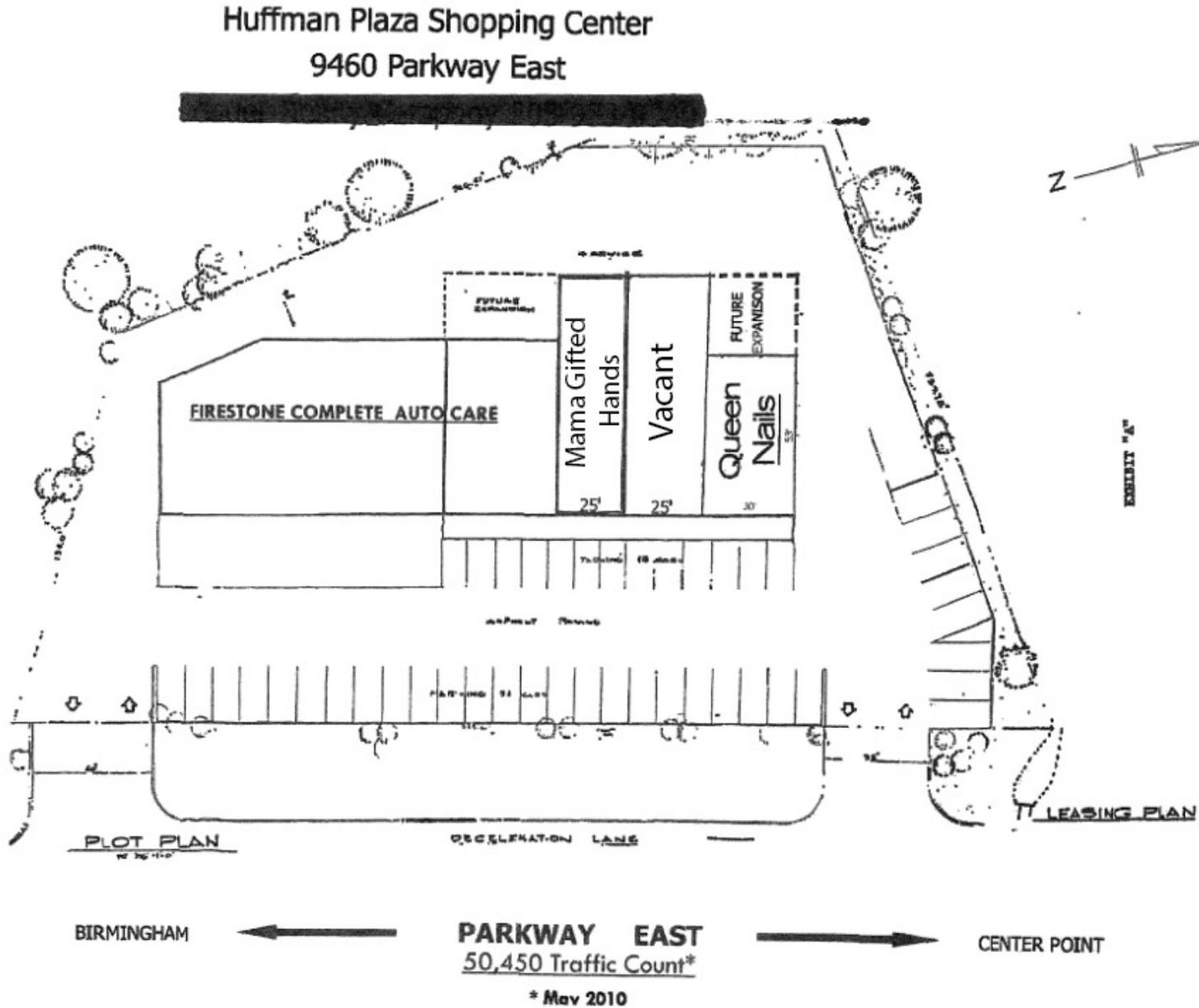
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Revenue/Rent Roll:

Unit	Tenant	Lease End Date	Sq Ft	Current Rent	Current Yearly	Current per SF	Rent at 100%	2025 per leases	2026 per leases	2027 per leases	2028 per leases	2029 per leases
9448	Aculco Tire	4/30/2028	7,694	\$4,500	\$54,000	\$7.02	\$54,000	\$54,000	\$57,000	\$60,000	\$72,000	\$72,000
9460	Mama Gifted Hands	9/30/2028	2,000	\$1,650	\$19,800	\$9.90	\$19,800	\$19,800	\$19,800	\$19,800	\$22,800	\$22,800
9464	Vacant		2,000	\$0	\$0	\$10.00	\$20,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9468	Queen Nails	5/31/2029	1,590	\$1,850	\$22,200	\$13.96	\$22,200	\$22,200	\$22,800	\$23,400	\$24,000	\$24,600
Totals			13,284	\$8,000	\$96,000		\$116,000	\$96,000	\$99,600	\$103,200	\$118,800	\$119,400

* Aculco Tire rent increases \$3,000 per year until 4/30/2028
Aculco has a 5 year renewal option beginning 5/1/2028 at \$6,000 per month

* Queen Nails rent increases \$600 per year ending 5/31/2029. No options remaining

* Mama Gifted Hands lease ends 9/30/2028
Mama Gifted Hands has a 2 year renewal option beginning 10/1/2028 at \$1,900 per month

Landlord Expenses:

Amount/Year:

Power – Common Area	\$5,808.00
Landscaping Contract (paid monthly)	\$3,360.00
Termite Bond (paid quarterly)	\$300.00
Taxes (paid annually)	\$11,964.00
Insurance (paid annually)	\$6,182.00
Total:	\$27,614.00

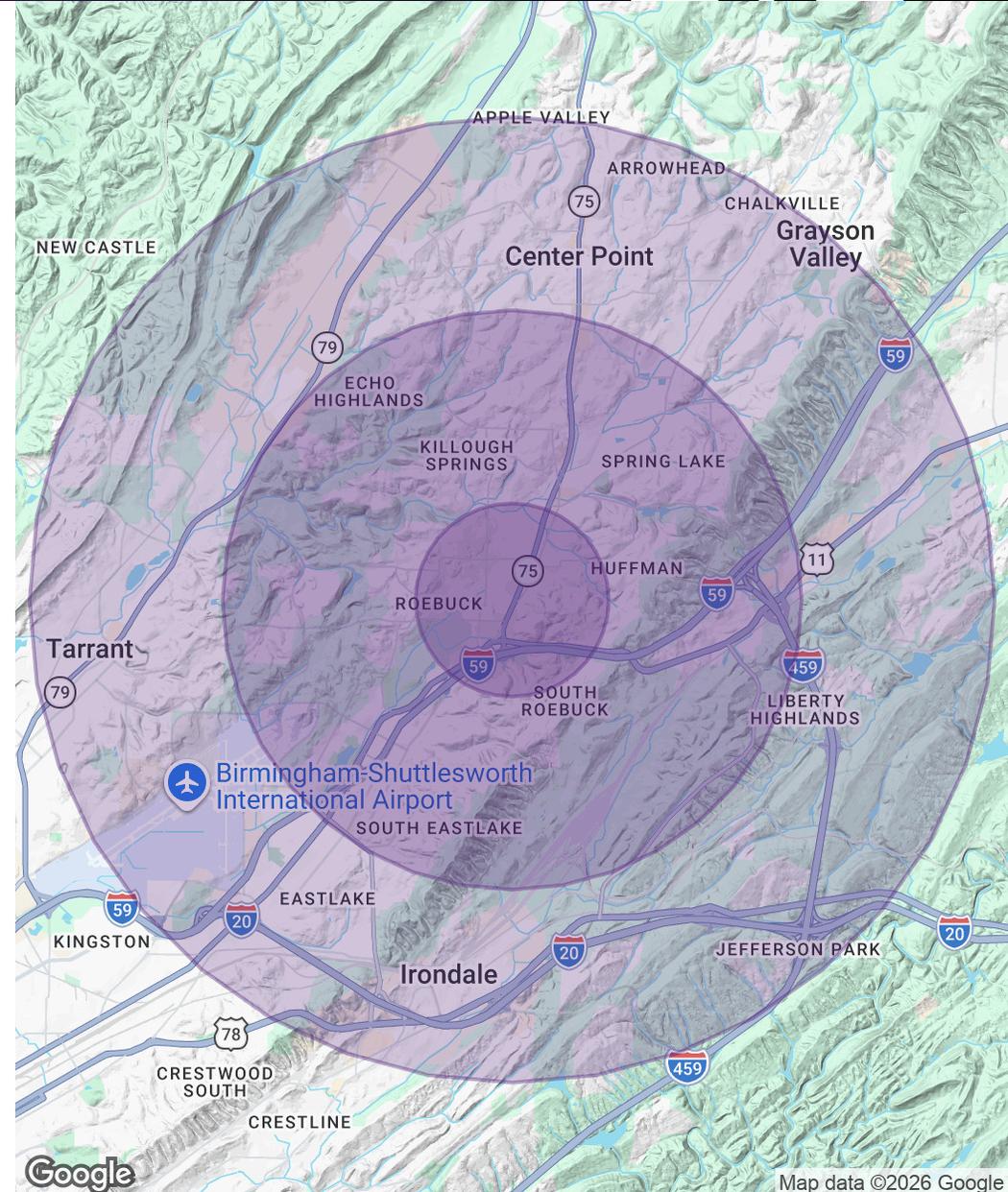
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,027	41,769	99,755
Average Age	39	40	39
Average Age (Male)	38	38	37
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,362	16,114	39,160
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$73,310	\$61,798	\$64,213
Average House Value	\$221,452	\$170,436	\$189,796

Demographics data derived from AlphaMap



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