

**OFFERED
FOR SALE**

\$4,174,000 | 5.75% CAP

JIM'N NICK'S

3320 Montgomery Hwy,
Dothan, AL



CONFIDENTIAL OFFERING MEMORANDUM



Representative Photo

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a corporately guaranteed Jim 'N Nicks in Dothan, AL. Jim 'N Nicks has signed a 15 year Absolute NNN Ground Lease which commenced in October of 2024. The Asset is well positioned in the main retail artery in Dothan, AL, and surrounded by other national tenants including Publix, Starbucks, Chipotle and more.



**IN THE HEART
OF DOTHAN'S
PRIMARY RETAIL
CORRIDOR**



**15 YEARS
REMAINING
ON ABS. NNN
GROUND LEASE**



**OUTPARCEL
TO WIREGRASS
COMMONS MALL**

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-5	\$240,000
Rental Increase	Years 6-10	\$264,000
Rental Increase	Years 11-15	\$290,400
1st Extension	Years 16-20	\$319,440
2nd Extension	Years 21-25	\$351,384
3rd Extension	Years 26-30	\$386,522

NOI	\$240,000
CAP	5.75%
Price	\$4,174,000

ASSET SNAPSHOT

Tenant Name	Jim N' Nick's
Address	3320 Montgomery Hwy, Dothan, AL 36303
Building Size (GLA)	4,200 SF
Land Size	1.90 Acres
Year Built/Renovated	2024
Signatory/Guarantor	Jim N' Nicks BBQ (Corporate)
Rent Type	Absolute NNN Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	10/8/2024
Remaining Term	15 Years
Current Annual Rent	\$240,000



63,765
PEOPLE IN
5 MILE RADIUS



\$95,114
AHHI
3 MILE RADIUS



40,544
VPD ON
MONTGOMERY HWY



INVESTMENT HIGHLIGHTS



ATTRACTIVE LEASE FUNDAMENTALS

Fifteen year initial term | 10% rent increase every 5 years and during option periods | Absolute NNN Ground lease with no early termination clause | Three (3) - Five (5) year option periods



CORPORATE LEASE WITH A GROWING BRAND

Lease signed with Jim 'N Nicks corporate | 49 locations with more than 30 expected to open over the next 3 years | Strong credit tenant with new fast casual concept



LOCATED IN A COMMERCIAL CORRIDOR

Over 2.5MSF of retail space located in a 1-mile radius | Outparcel to the Wiregrass Commons Mall boasting 638k sqft and over 50 retail stores | Anchor tenants include: Belk, Dillards, JCPenney, and more



WIREGRASS INNOVATION CENTER

Just down the road from the asset the Wiregrass Innovation Center is being developed | 45,000 SF building that will house the HudsonAlpha Institute for Biotechnology | The 30 million dollar building is set to be completed in late 2025

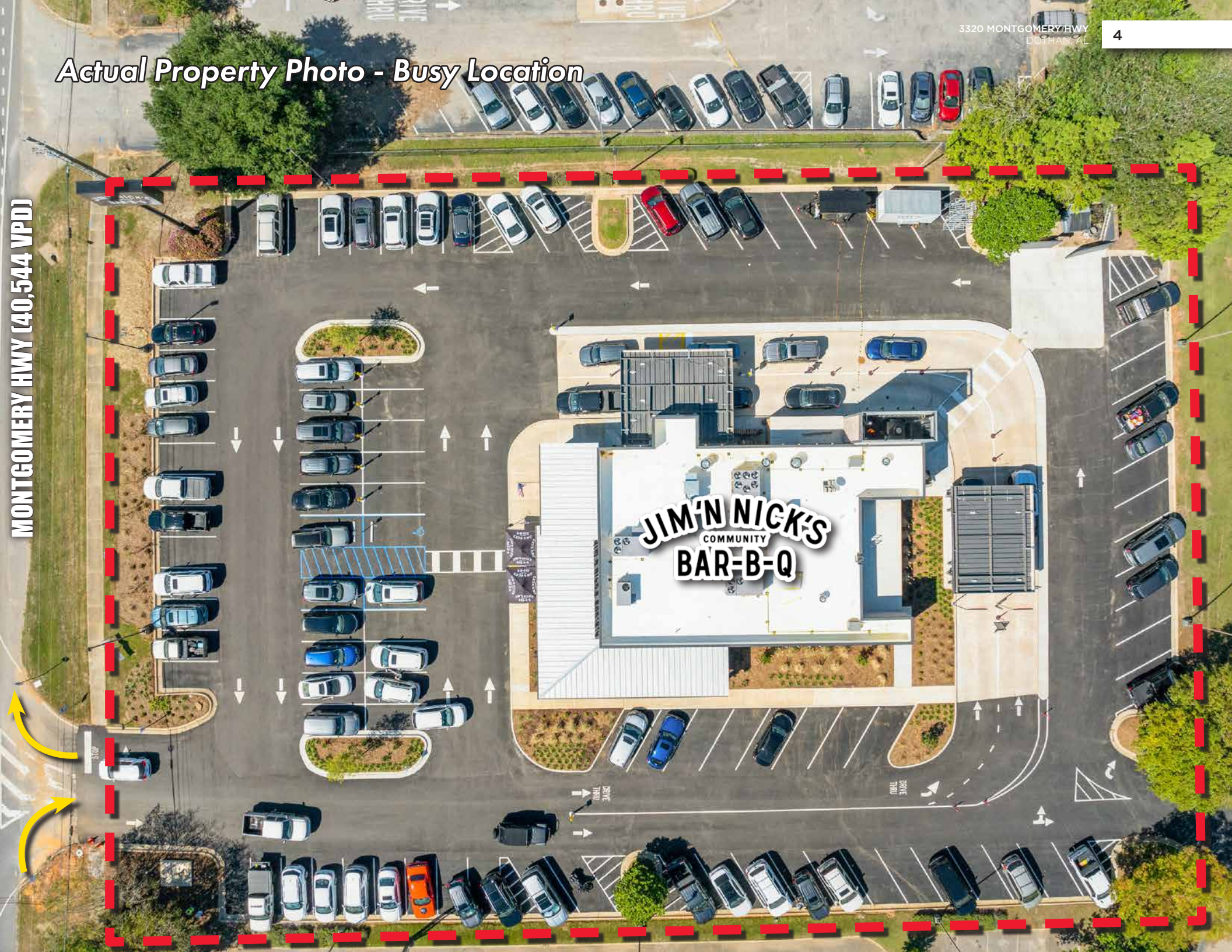


NEW CONSTRUCTION

Newly built building with Jim 'N Nick's prototype | 1.9 acre lot with great parking ratio

Actual Property Photo - Busy Location

MONTGOMERY HWY (40,544 VPD)





Walgreens

EXPRESS
OIL CHANGE
10 MINUTE SERVICE

Academy
SPORTS & OUTDOORS

Walmart
Supercenter

Full Moon

TEXAS
BREWERY

Winn-Dixie

BW
Best
Western



AspenDental

TOWNEPLACE
SUITES®
BY MARRIOTT

sleep number

MONTGOMERY HWY (40,544 VPD)

COOK-OUT

JIM'N NICK'S
COMMUNITY
BAR-B-Q

Party America



Rodeo Mexican



Party America

JIM 'N NICK'S
COMMUNITY
BAR-B-Q

MONTGOMERY HWY (40,544 VPD)

COOK-OUT

belk JCPenney RACK ROOM SHOES
Dillard's HIBBETT SPORTS H&M
Bath & Body Works rue21
FINISH LINE

TOWNEPLACE
SUITES®
BY MARRIOTT

JIM'N NICK'S
COMMUNITY
BAR-B-Q

LIFESOUTH
Community Blood Centers

Party America

COOK-OUT

JIM'N NICK'S
COMMUNITY
BAR-B-Q

MONTGOMERY HWY (40,544 VPD)



Dothan, AL

Dothan, Alabama, known as the "Peanut Capital of the World," is a regional hub in the Wiregrass area with a population of around 70,000. Its economy is driven by agriculture, manufacturing, and healthcare, and it hosts the annual National Peanut Festival. Located at the intersection of major highways, Dothan is a key commercial center with a mix of small-town charm and modern amenities, offering easy access to both the Gulf Coast and nearby natural attractions.

JIM'N NICK'S
COMMUNITY
BAR-B-Q

Dothan

Birmingham
175 Mi. | 3:25 Drive

Montgomery
95 Mi. | 2:05 Drive

Atlanta
180 Mi. | 3:30 Drive

Mobile
160 Mi. | 3:05 Drive

Tallahassee
85 Mi. | 1:50 Drive

1 MILES

5,075
PEOPLE
\$93,503
AHHI
5,332
TOTAL
EMPLOYEES

3 MILES

29,957
PEOPLE
\$95,114
AHHI
35,047
TOTAL
EMPLOYEES

5 MILES

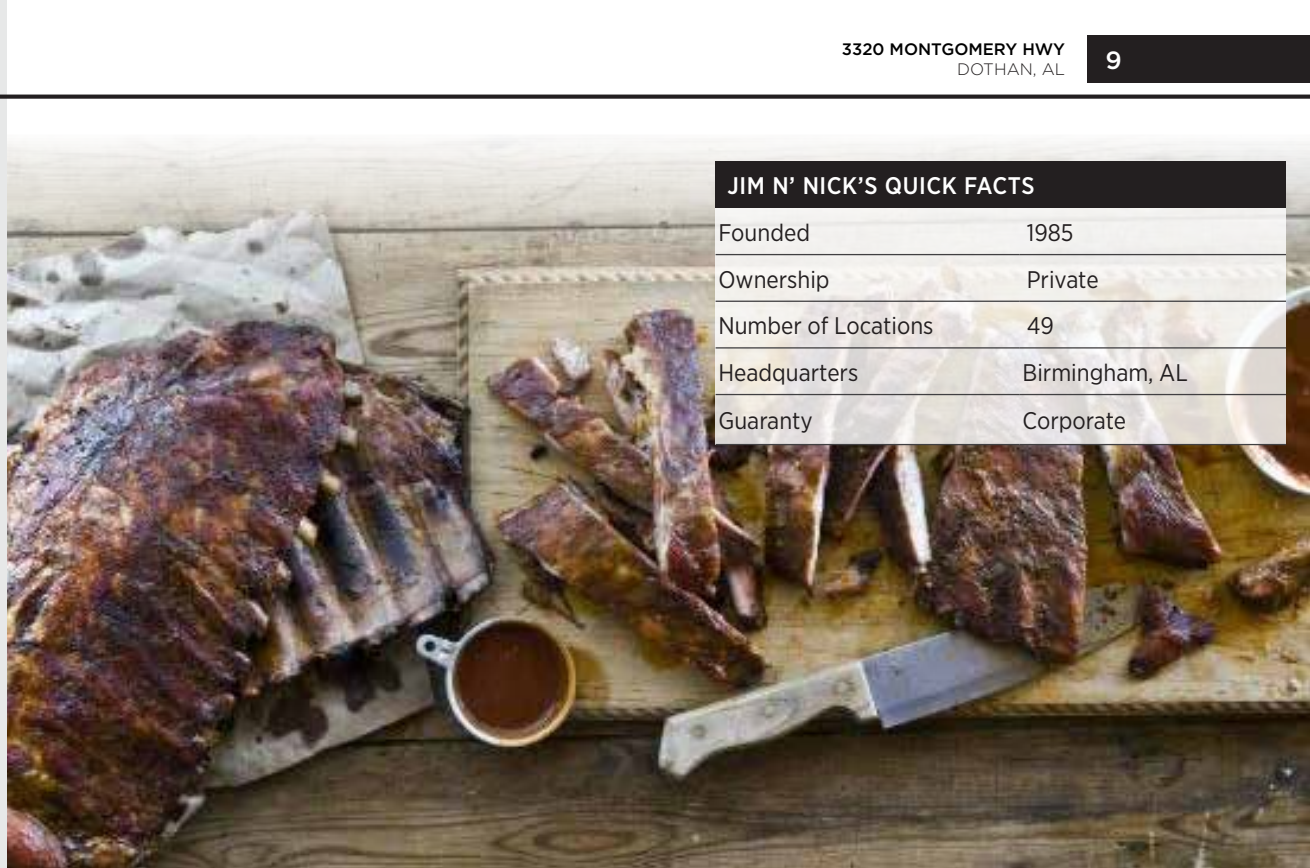
63,765
PEOPLE
\$88,122
AHHI
56,809
TOTAL
EMPLOYEES

TENANT SUMMARY

Jim 'N Nicks Community Bar-B-Q is a casual dining restaurant chain founded in 1985 by insurance executive Jim Pihakis and his son, Nick. A typical new Jim 'N Nick's location seats 215 diners in 5,500 square feet and costs around \$3 million to construct. Yearly revenues average over \$4 million per location. Up to 40 percent of revenues come from take-out and catering orders. In 2014 Jim 'N Nicks joined with New York's dinosaur Barbecue under a single "Good Smoke" holding company in order to negotiate jointly with suppliers, insurers, and other contract partners. The collective's centralized purchasing and accounting operations were located in Dallas, TX. In July 2017 Jim 'N Nick's was acquired by the Roark Capital Group of Atlanta, GA. COO Brian Lyman was named president of the company.

JIM 'N NICK'S QUICK FACTS

Founded	1985
Ownership	Private
Number of Locations	49
Headquarters	Birmingham, AL
Guaranty	Corporate



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Dothan, AL

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Exclusively Offered By

 **Atlantic**
CAPITAL PARTNERS™

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