

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



13+ Years Remaining | Annual Rental Increases | Dense Retail Corridor



9035 Eastchase Parkway

MONTGOMERY ALABAMA

REPRESENTATIVE PHOTO

ARONOV

SRS | CAPITAL MARKETS

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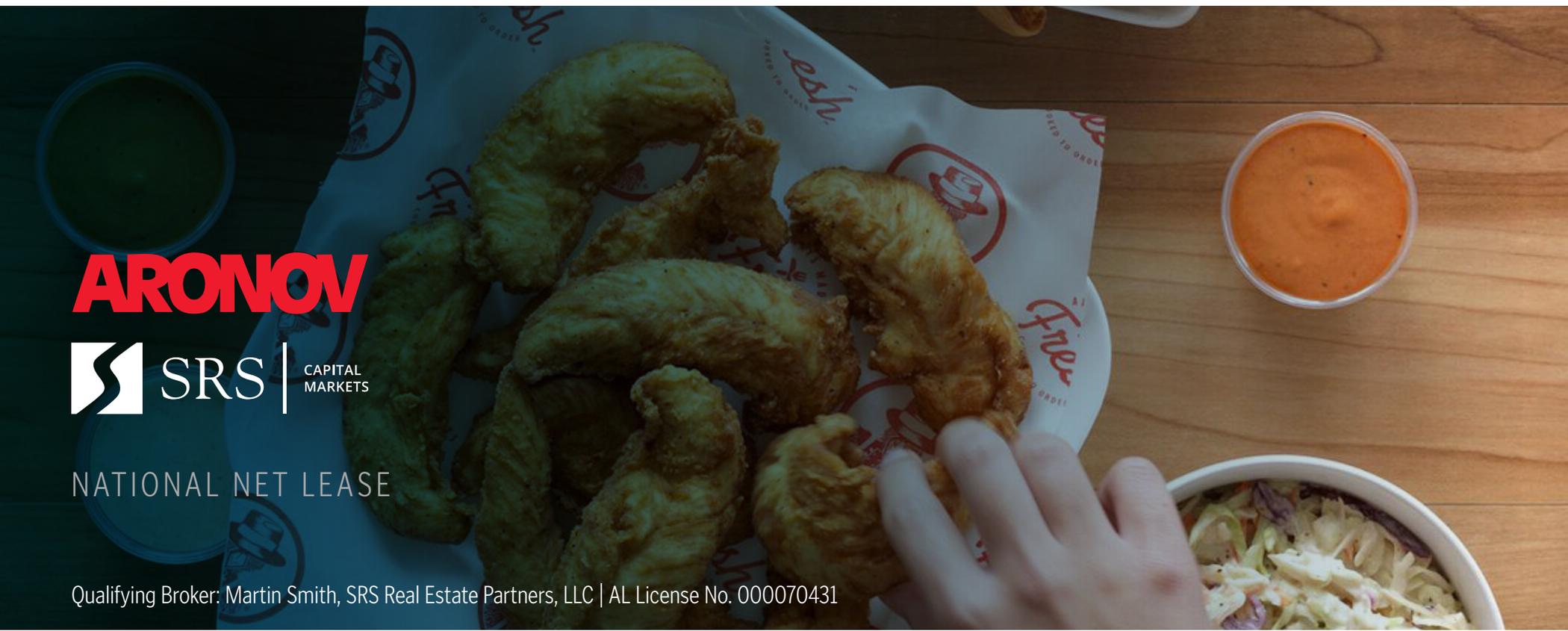
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ARONOV



NATIONAL NET LEASE

Qualifying Broker: Martin Smith, SRS Real Estate Partners, LLC | AL License No. 000070431

OFFERING SUMMARY



OFFERING

Pricing	\$3,200,640
Net Operating Income	\$200,040
Cap Rate	6.25%

PROPERTY SPECIFICATIONS

Property Address	9035 Eastchase Parkway Montgomery, Alabama 36117
Rentable Area	2,800 SF
Land Area	1.65 AC
Year Built	2024
Tenant	Slim Chickens
Guaranty	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	13+ Years
Increases	2% Annual Rental Increases
Options	4 (5-Year)
Rent Commencement	2024
Lease Expiration	2039
ROFO/ROFR	No



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	3,578	29,966	73,936
2025 Households	1,675	13,099	31,006
2025 Average Household Income	\$142,225	\$125,177	\$107,171
2025 Median Age	47.1	42.7	38.7
2025 Total Businesses	230	1,482	3,069
2025 Total Employees	2,923	19,385	36,381

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Slim Chickens	2,800	2024	2039	Current	-	\$16,670	\$200,040	4 (5-Year)
(Corporate Guaranty)		(Est.)	(Est.)	2027	2%	\$17,003	\$204,041	
				2028	2%	\$17,343	\$208,122	
				2029	2%	\$17,690	\$212,284	

2% Annual Rental Increases Throughout Initial Term and Options Thereafter

13+ Years Remaining | Annual Rental Increases | Growing Brand

- The tenant currently has 13+ years remaining on their initial lease with 4 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 2% annual rental increases throughout initial term and options thereafter, growing NOI and hedging against inflation
- Slim Chickens opened in 2003 in Fayetteville, Arkansas and has grown with more than 300 locations in 34 U.S. states

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Strong Demographics in 5-mile Trade Area | Six-Figure Incomes

- More than 73,000 residents and 36,000 employees support the trade area
- An affluent average household income of \$142,225 in 1-mile trade area

Dense Retail Corridor | Strong National/Credit Tenant Presence | University of Auburn at Montgomery

- The site is ideally located in a dense retail corridor, with numerous nearby national/credit tenants including Walmart Supercenter, Hobby Lobby, Ulta, Costco, Target, Home Depot, Starbucks and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The asset is in close proximity to Auburn University at Montgomery (5,200 students), further increasing consumer traffic to the site

Signalized, Hard Corner Intersection | Interstate 85 | Excellent Visibility & Access

- The asset is located along Eastchase Pkwy which averages 17,800 VPD
- The site benefits from nearby direct on/off ramp access to Interstate 85, a major interstate that averages 52,500 vehicles passing by daily
- The asset has excellent visibility via significant street frontage and a large pylon sign
- Multiple points of ingress/egress





 SLIM CHICKENS

ellianos
by Hilton

spark
by Hilton



EASTCHASE PARKWAY

17,800 VPD

Pylon Sign





SLIM CHICKEN

[slimchicken.com](https://www.slimchicken.com)

Company Type: Private

Locations: 300+

Slim Chickens opened in 2003 in Fayetteville, Arkansas, with a focus on fresh, delicious food with a southern flair in a fast-casual setting. Guests can always expect fresh chicken tenders and wings cooked to order and served with house made dipping sauces. With more than 300 locations opened and a fanatical following in 34 U.S. states, as well as international locations in the United Kingdom, Germany, Turkey and Malaysia, the eternally cool brand is an emerging national and international franchise leading the “better chicken” segment with a goal to grow over 600 restaurants over the next decade. Southern hospitality is not just for the South; everyone, everywhere can appreciate honest food to socialize with friends and neighbors.

Source: prnewswire.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



OF GOING THE EXTRA MILE

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