

CAPITAL PARK
233 UNITS

Kroger
KROGER FUEL
TEXAS ROADHOUSE
Starbucks

BUFFALO WILD WINGS

GOODYEAR

WATERCRESS
CAR WASH

VW Audi Mazda

POPEYES

goodwill

ExtraSpaceStorage.

HANDE'S
HOMEMADE ICE CREAM SINCE 1914

52,000 VPD

Highway 72 West

72

NET LEASE INVESTMENT OFFERING



Goodwill

7105 Highway 72 West
Huntsville, AL 35806





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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Goodwill property located in Huntsville, Alabama. The property was extensively renovated for Goodwill in 2021 and features a long-term lease through October 2036. The lease is triple net and features 5% rental escalations throughout the primary term and three 5-year renewal options.

The 21,000 square-foot building is strategically positioned along Highway 72 West, a primary corridor traveled by more than 52,000 vehicles per day. The site sits within a retail corridor anchored by Kroger, Audi, Volkswagen, Texas Roadhouse, Starbucks, Circle K, Buffalo Wild Wings, Popeyes, Bojangles, and several others. The property is within walking distance of 769 apartment units spanning three communities, Capital Park at 72 West, Sanctuary at Indian Creek, and Highland Pointe Apartments. It is also located just 20 minutes north of NASA's Marshall Space Flight Center and Cummings Research Park, the nation's second-largest research park, home to more than 300 companies across aerospace, defense, biotechnology, and advanced manufacturing. The surrounding area is both densely populated and affluent, with more than 129,000 residents within five miles, an average household income surpassing \$120,000 within three miles, and projected population growth of 10% or more through 2030.

Alabama Goodwill Industries, Inc., founded in Birmingham in 1927, is a nonprofit social enterprise dedicated to providing job training, employment placement, and vocational rehabilitation services to individuals facing barriers to work, especially those with disabilities. Operating entirely through the revenue generated by its network of 17 thrift stores and 18 attended donation centers across north and central Alabama—including locations in Birmingham, Huntsville, Montgomery, Mobile, and surrounding communities—Alabama Goodwill transforms donated clothing and household goods into life-changing opportunities.

Investment Highlights

- » Positioned within the Huntsville MSA
- » Long-term lease through October 2036
- » Significant 10%+ population growth projected through 2030 (3-mile radius)
- » Renovated in 2021 for Goodwill's tenancy
- » Alabama Goodwill Industries was founded in 1927 and operates 35 locations
- » NNN lease – Goodwill is responsible for the day-to-day upkeep of the property
- » 5% rental escalations every five years
- » Large 2.8-acre lot (Possible outparcel development opportunity)
- » Positioned along Highway 72 West (52,000 vehicles per day)
- » Nearby retailers include Kroger, Audi, Volkswagen, Texas Roadhouse, Starbucks, Circle K, Buffalo Wild Wings, Popeyes, Bojangles, and several others
- » 129,000+ people live within a five-mile radius
- » Average household income within 3 miles surpasses \$120,000
- » Within walking distance of 769 apartment units across three communities – Capital Park at 72 West, Sanctuary at Indian Creek, and Highland Pointe Apartments
- » Located just 20 minutes North of NASA's Marshall Space Flight Center and Cummings Research Park—the nation's second-largest research park, hosting over 300 companies in aerospace, defense, biotechnology, and advanced manufacturing



Property Overview



PRICE
\$6,248,000



CAP RATE
6.00%



NOI
\$374,850
(as of Nov. 2026)

LEASE COMMENCEMENT DATE:	11/1/2021
LEASE EXPIRATION DATE:	10/31/2036
RENEWAL OPTIONS:	Three 5-year
RENTAL ESCALATION:	5% every 5 years
LEASE TYPE:	NNN ¹
TENANT:	Alabama Goodwill Industries, Inc.
YEAR BUILT:	1986/2021
BUILDING SIZE:	21,000 SF
LAND SIZE:	2.88 AC

1) Landlord shall reimburse tenant for repairs and replacement of roof, HVAC or structural components, limited to \$4,753.26. Seller to leave a reserve in the amount of \$4,753.26 upon closing.

Photographs



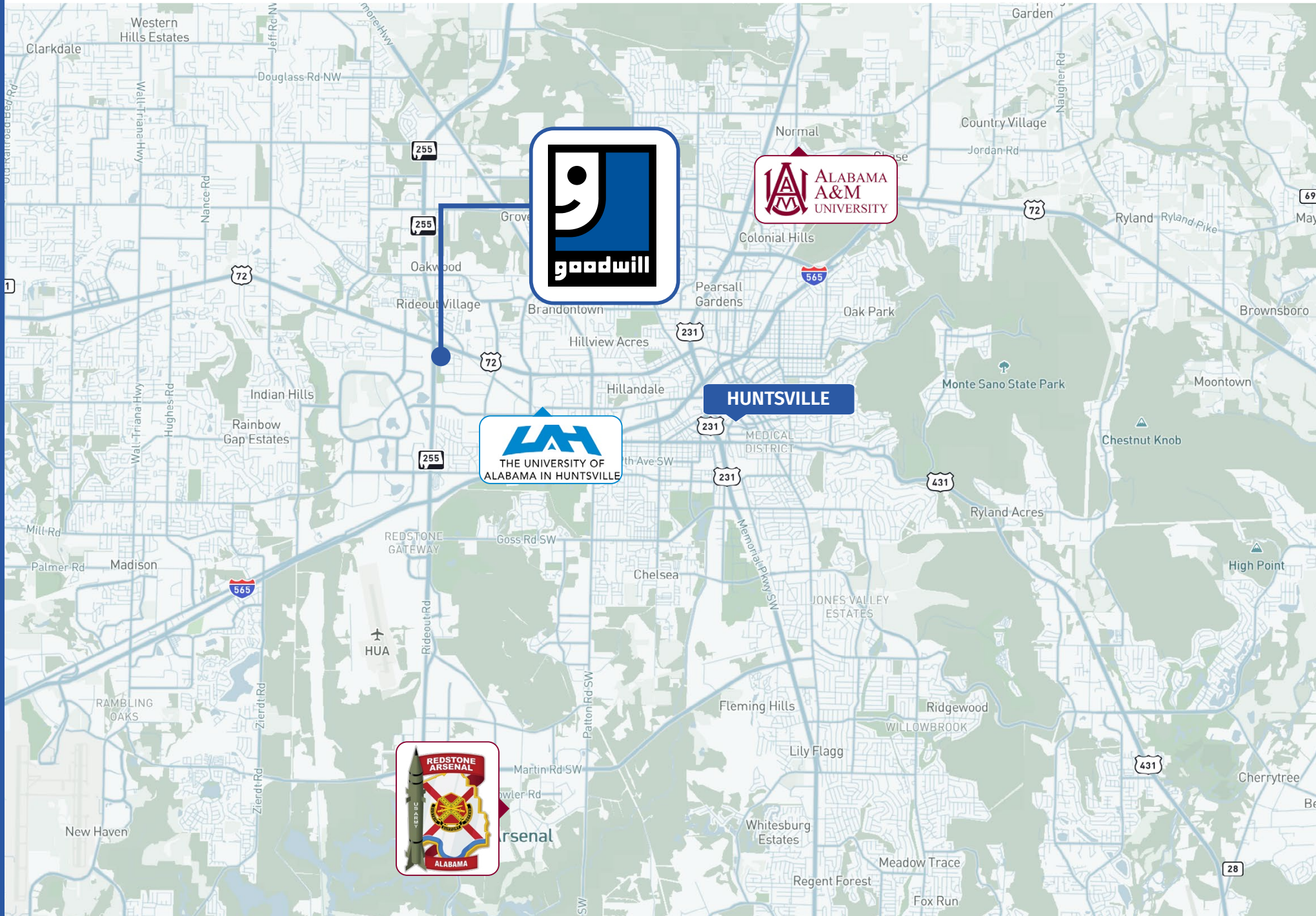
Aerial



Site Plan



Map







Location Overview

HUNTSVILLE, ALABAMA

Huntsville, Alabama, is a city in Madison County in the north-central part of the state, situated in the Appalachian region along the Tennessee River. As of 2023, it has an estimated population of approximately 221,000, making it the most populous city in Alabama and the anchor of a metropolitan area exceeding 500,000 residents. Nicknamed “The Rocket City,” Huntsville earned its reputation through its central role in America’s space program: the U.S. Army established Redstone Arsenal in 1941, and in 1950 German rocket scientists led by Wernher von Braun arrived under Operation Paperclip to develop ballistic missiles. This led to the creation of NASA’s Marshall Space Flight Center in 1960, where the Saturn V rocket that carried astronauts to the Moon was designed and tested. Today, Marshall remains NASA’s primary propulsion development center, and the surrounding Cummings Research Park is the second-largest research park in the United States and home to more than 300 companies in aerospace, defense, biotechnology, and advanced manufacturing.

In addition to its aerospace legacy, Huntsville is home to the U.S. Army’s Aviation and Missile Command, the Missile Defense Agency, and numerous defense contractors including Lockheed Martin, Northrop Grumman, and Boeing. The U.S. Space & Rocket Center, featuring the iconic Saturn V displayed vertically in its Davidson Center, serves as Alabama’s top tourist attraction and houses Space Camp, which has trained tens of thousands of students since 1982. The city has consistently ranked among the best-educated in the nation, with more than 40 percent of adults holding at least a bachelor’s degree, and it has been recognized for strong job growth in engineering and technology sectors. Downtown Huntsville has undergone significant revitalization in recent decades, with new mixed-use developments, breweries, and cultural venues complementing historic neighborhoods such as Twickenham and Old Town.

Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	 AVERAGE INCOME
1-MILE	4,407	2,301	\$86,887	\$101,855
3-MILE	49,325	22,194	\$98,641	\$120,996
5-MILE	129,000	53,443	\$97,497	\$119,264

Tenant Overview



ALABAMA GOODWILL INDUSTRIES, INC.

Alabama Goodwill Industries, Inc., founded in Birmingham in 1927, is a nonprofit social enterprise dedicated to providing job training, employment placement, and vocational rehabilitation services to individuals facing barriers to work, especially those with disabilities. Operating entirely through the revenue generated by its network of 17 thrift stores and 18 attended donation centers across north and central Alabama—including locations in Birmingham, Huntsville, Montgomery, Mobile, and surrounding communities—Alabama Goodwill transforms donated clothing and household goods into life-changing opportunities. Accredited by CARF and a longtime partner of SourceAmerica, the organization delivers workforce development programs, career education, and paid work experience in assembly and packaging, serving hundreds of Alabamians each year with a “hand up, not a handout” philosophy. Headquartered in Birmingham and led (as of 2025) by incoming CEO Dr. DeWayne Cuffie, Alabama Goodwill remains a self-sustaining leader in community rehabilitation and sustainable employment across the state.

Website:	www.alabamagoodwill.org
Headquarters:	Birmingham, AL
Number of Locations:	17 retail stores / 18 donation centers
Company Type:	Nonprofit Organization



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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