

OFFERING MEMORANDUM

ZAXBY'S

FEE SIMPLE NNN

MONTGOMERY, AL

Sheree Strome, CCIM

Director
404.900.5629
sstrome@calkain.com

Michael Berk

Investment Sales Associate
404.835.7666
mberk@calkain.com

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Representative Photo

ZAXBY'S

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6435 Atlanta Highway | Montgomery, AL 36117

\$ Price
\$1,971,428

% Cap Rate
7.00%

Asset Summary

Net Operating Income (NOI)	\$138,000
Rent/Month	\$11,500
Rent/SF	\$38
Rentable Square Feet	3,543+/- SF
Land Area	1.18+/- Acre
Tenant	DDDE Inc.
Ownership Type	Fee Simple
Guarantor	Personal Guarantee
Lease Type	NNN
Landlord Responsibilities	None
Store Opened	2003
Lease Term Remaining	4+ Years
Rent Commencement	July 8, 2003
Lease Expiration	October 31, 2023
Increases	\$6,000 Every 5 Years
Options	Two (2) , Five (5) Year



Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
Option 1	\$6,000	\$144,000	\$12,000
Option 2	\$6,000	\$150,000	\$12,500

Investment Highlights

- Strong personal guarantee
- Low rent-to-sales ratio
- Walmart outparcel in high traffic retail corridor
- 49,000+ vehicles passing daily
- Signalized intersection
- Located near 2 universities: Faulkner University with 3,574 full-time students and Auburn University at Montgomery with 5,211 full-time students

About Zaxby's

Zaxby's is a franchised chain of fast casual restaurants offering chicken wings, chicken fingers, sandwiches, and salads. The company operates primarily in the Southern United States with more than 900 locations in 17 states (soon to be 18).



The first Zaxby's was established in Statesboro, Georgia, near the Georgia Southern University campus, by childhood friends Zach McLeroy and Tony Townley. The company operates as a casual dining restaurant, offering prepared-to-order chicken fingers, chicken wings, sandwiches, salads, and appetizers. Dipping sauces are offered with chicken finger orders, and range from mild, to the moderate "Zax sauce", to the intensely hot "Nuclear" and "Insane". Dining rooms at Zaxby's restaurants are decorated with assorted whimsical objects and signs, which often vary in theme by location and region. Some locations in college towns feature objects and decorations related to the local university. Similarly, citrus industry themed decorations line the walls at an Orlando, Florida location.





Zaxby's Montgomery, AL

Site Facts

Drive-thru QSR restaurant

Ample parking

**Accessible from highway and
shopping center**

At signalized intersection

Walmart outparcel

ZAXBY'S

Surrounding Retail



Zaxby's
Montgomery, AL
Noteworthy Neighbors

Walmart Supercenter

Dollar Tree

Applebee's

Starbucks

Pizza Hut

Advanced Auto Parts

Walgreens

Bath & Body Works

Haverty's

Dollar General

Arby's

McDonald's

Eastdale Mall

Faulkner University



Birmingham, AL

99 Miles

Tuscaloosa, AL

111 Miles

Subject Site

ZAXBY'S



Columbus, GA

83 Miles



planet fitness
Wendy's
SHERWIN WILLIAMS

Arby's
SUBWAY
McDonald's

Eastdale Square
SONIC
Winn-Dixie
HANCOCK FABRICS
crafts & more

Walmart Supercenter
DOLLAR TREE
CAFO
cricket wireless
Payless
metro
PAPA JOHN'S
Applebee's
Starbucks
BURGER KING
JIM N NICK'S BAR-B-Q
Fried Tomato Buffet
GameStop
FIREHOUSE SUBS

Subject Site
ZAXBY'S

EASTDALE MALL

Frazer United Methodist Church

Bell Plaza
DOLLAR GENERAL
Dairy Queen
WELLS FARGO
Virginia College

LA Z BOY
Advance Auto Parts

WING-STOP
T-Mobile
FedEx
Walgreens

McLemore Dr 10,939 VPD

Atlanta Highway 49,393 VPD





Location Highlights



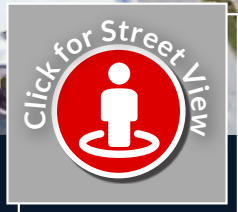
Highly Accessible Location



49,000+ VPD Pass the Site



Walmart Outparcel





	1 Mile	3 Miles	5 Miles
Population			
2019 Population	6,281	42,209	95,596
2024 Population	6,096	41,546	94,013
2019 Median Age	31.6	36.6	36.8
Households			
2019 Total Households	3,066	19,902	44,152
2024 Total Households	3,017	19,914	44,111
Median Household Income			
2019 Median HH Income	\$48,798	\$65,184	\$66,771
2024 Median HH Income	\$56,676	\$75,508	\$77,582
Average Household Income			
2019 Average HH Income	\$68,008	\$82,824	\$79,883
2024 Average HH Income	\$87,248	\$99,260	\$95,943

Montgomery, AL

Montgomery is the capital of the US state of Alabama and is the county seat of Montgomery County. It is the second-largest city in Alabama, after Birmingham, the 115th largest in the United States.

In addition to housing many Alabama government agencies, Montgomery has a large military presence due to Maxwell Air Force Base; public universities Alabama State University, Troy University (Montgomery campus), and Auburn University at Montgomery; private colleges/universities Faulkner University and Huntingdon College; high-tech manufacturing, including Hyundai Motor Manufacturing Alabama; and cultural attractions such as the Alabama Shakespeare Festival and Montgomery Museum of Fine Arts.

Montgomery has won several national awards: Best Historic City by USA Today, All-America City in 2014 by the National Civic League, "Top City For Job Growth" in 2014 by ziprecruiter.com, and the 'happiest city in Alabama.' Montgomery has also been recognized nationally for its downtown revitalization and new urbanism projects.

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Headquarters | Washington, DC

12930 Worldgate Dr, Ste 150 | Herndon, VA
703.787.4714

Atlanta

Boston

Nashville

New York

Philadelphia



\$12 Billion
in Closed Transactions

\$400 Million
in Active Listings

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