

33775 HIGHWAY 43 | THOMASVILLE, AL 36784
OFFERING MEMORANDUM



TABLE OF CONTENTS

03 EXECUTIVE OVERVIEW

04 PROPERTY OVERVIEW

06 TENANT OVERVIEW

07 AREA OVERVIEW

LISTED BY:

AVERY BARRY
ASSOCIATE

DIR: (949) 873-0295
MOB: (949) 769-1821
avery.barry@matthews.com
LIC NO: 02036379 (CA)

WESLEY CONNOLLY
SENIOR ASSOCIATE

DIR: (949) 432-4512
MOB: (707) 477-7185
wesley.connolly@matthews.com
LIC NO: 01962332 (CA)

BROKER OF RECORD

KYLE MATTHEWS
LIC NO: 110253 (AL)



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

REPRESENTATIVE PHOTO

EXECUTIVE OVERVIEW



SONIC
33775 Highway 43
THOMASVILLE, AL 36784



\$755,244
LIST PRICE



7.15%
CAP RATE



\$54,000
ANNUAL RENT

INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Long-Standing Successful Sonic Drive-in with sales increasing year over year.
- Absolute NNN Lease – Tenant takes care of all responsibilities including property tax, insurance, maintenance, roof, and structure.
- The lease is guaranteed by the largest Franchisee in Alabama and surrounding states. Reach out for more information.

LOCATION HIGHLIGHTS

- This store was built and opened its doors in 2008 and has seen a steady rise in sales ever since.
- Strategically located along the main retail corridor with over 13,000 VPD

TENANT HIGHLIGHTS

- Sonic Corporation is the nation's largest drive-in restaurant chain serving approximately 3 million customers every day
- As of August 2017, 3,557 Sonic Drive-Ins were in operation from coast to coast in 45 states
- Sonic Drive-In was ranked in the top 15-most successful QSR companies

PROPERTY OVERVIEW

PARCEL MAP



SONIC
33775 Highway 43
THOMASVILLE, AL 36784



± 1,829 SF
GLA



±0.72 AC
LOT SIZE



2008
YEAR BUILT

SONIC LEASE SUMMARY

TENANT Sonic

LEASE TYPE NNN

LEASE COMMENCEMENT DATE 1/1/2015

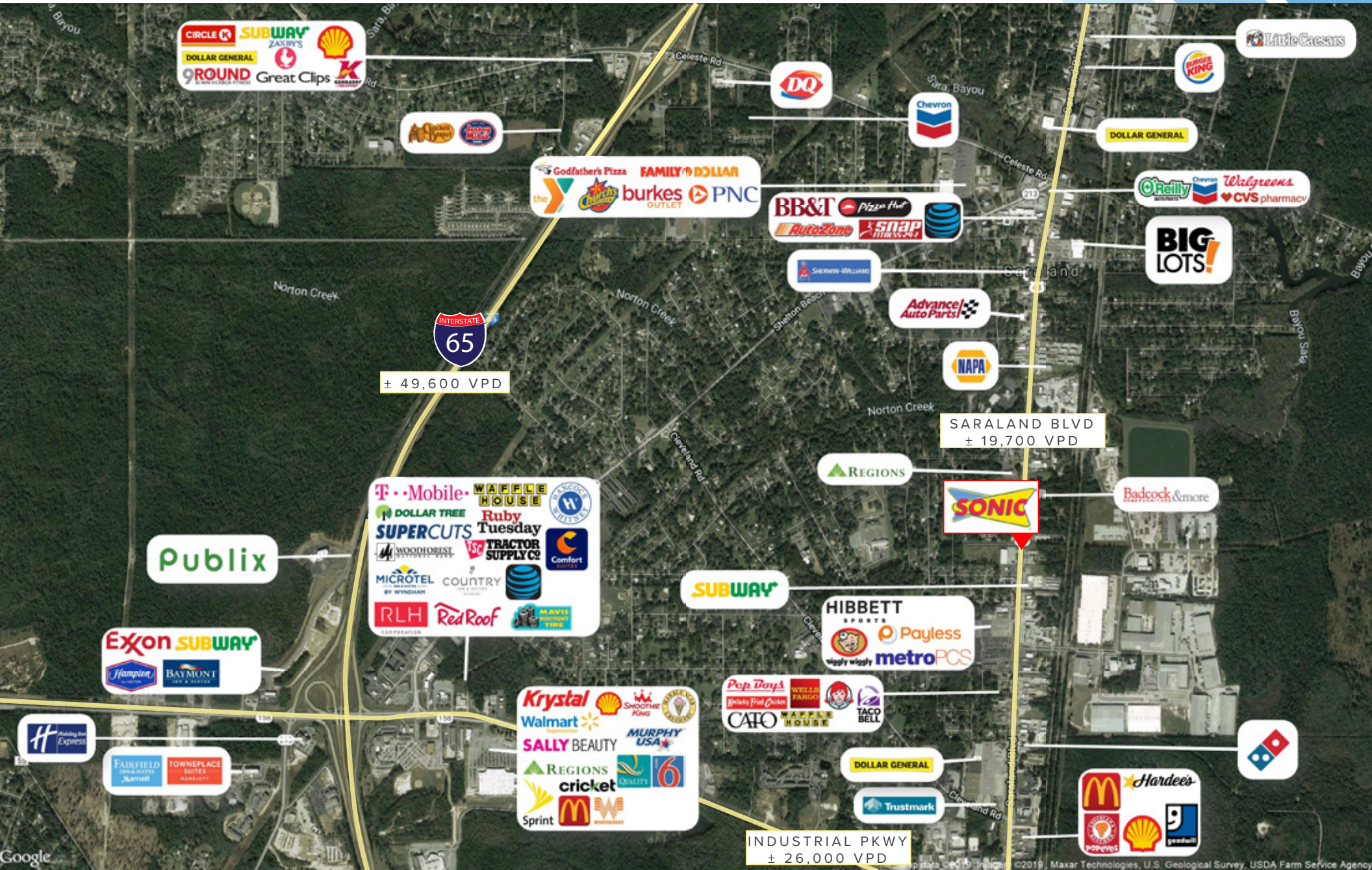
LEASE EXPIRATION DATE 1/1/2025

TERM REMAINING ON LEASE 5.20 Years

INCREASES 10% Every 5 Years

OPTIONS Two, 5-Year Options







REPRESENTATIVE PHOTO



TENANT OVERVIEW

For more than 60 years, SONIC, America's Drive-In has built a dominant position in the drive-in restaurant business. They did so by sticking to what made drive-ins so popular in the first place: made-to-order American classics, signature menu items, speedy service from friendly Carhops and heaping helpings of fun and personality. The company operates 3,557 restaurants in 45 US states. With a dynamic history, SONIC surges forward while specializing in fresh, made-to-order meals that you can't get anywhere else. Today, SONIC is the largest chain of drive-in restaurants in America. As a business, they continue to thrive, maintaining strong real sales growth, industry-leading customer frequency and high returns for stockholders.

WWW.SONICDRIVEIN.COM

±3,557
LOCATIONS

±9,620
EMPLOYEES

±\$606.3 Billion
REVENUE

AREA OVERVIEW



THOMASVILLE, AL

Thomasville is a city in Clarke County, Alabama. Founded as a late 19th-century railroad town, it has transitioned over the course of more than a century into a 21st-century commercial hub. The economy of Thomasville is largely based on retail trade and the service sector, with the city serving as a regional commercial hub. Its trade area is much larger than is indicated by its small population.

DEMOGRAPHICS

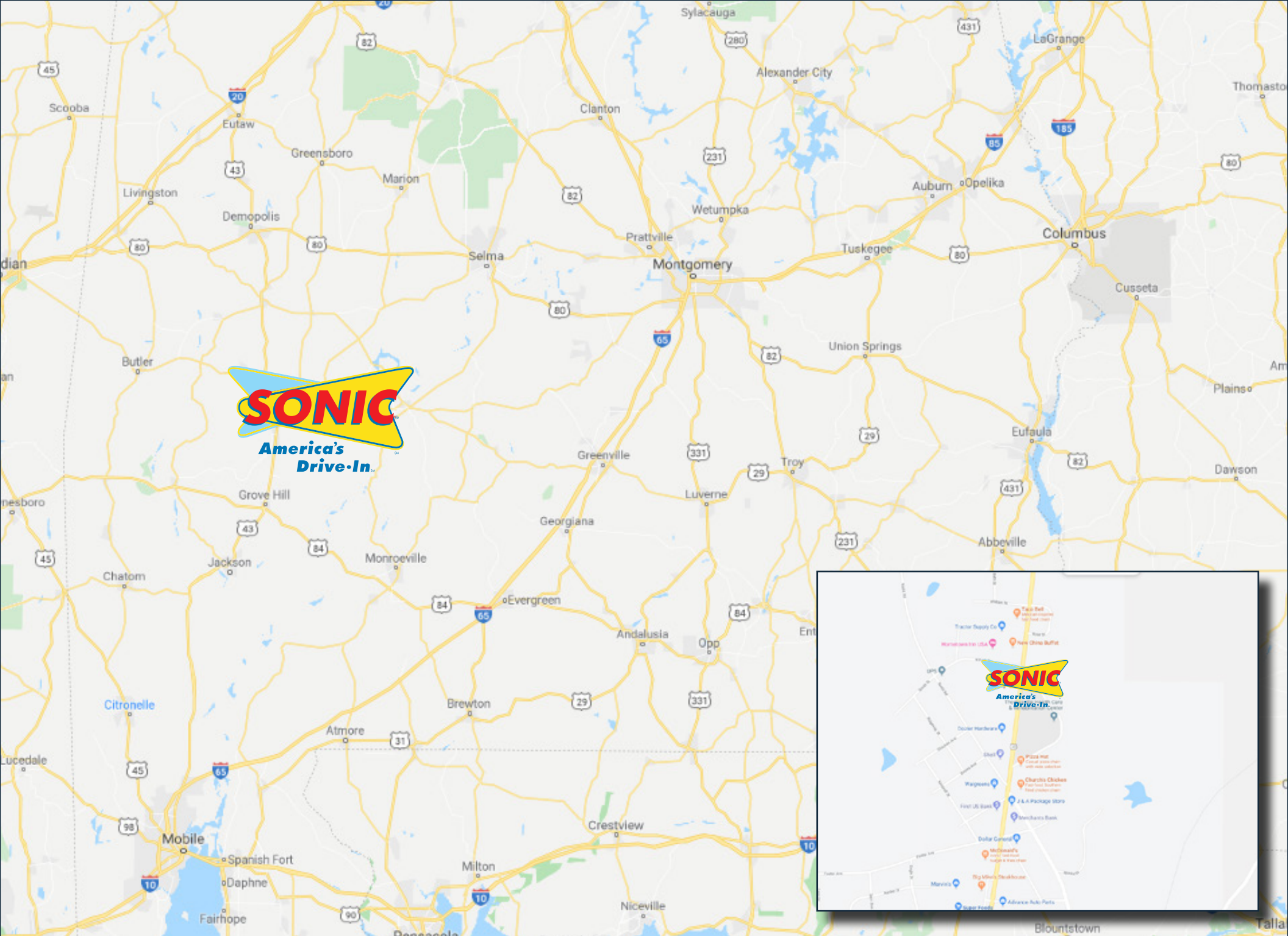
POPULATION	1-MILE	3-MILE	5-MILE
2010 Census	949	3,915	5,369
2020 Estimate	941	3,712	4,987
2025 Projection	941	3,656	4,884

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2010 Census	356	1,585	2,163
2020 Estimate	354	1,525	2,039
2025 Projection	354	1,508	2,005

INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$71,036	\$66,064	\$65,363
Median Household Income	\$48,032	\$43,476	\$43,082

MORE ON THOMASVILLE, AL

In Thomasville Alabama you will find all of the comforts of home and discover the true meaning of "Southern Hospitality". From locally owned restaurants with award winning menus, to the historical attractions such as the A.L. Martin Museum. The community is growing at a rapid pace with the new industries and business re-locating in the area, but has and will continue to maintain that "hometown feel" and its charming southern ways. Thomasville has always been known as a progressive town, achieving much attention in the State of Alabama and even beyond. It has completely redeveloped the downtown area making it a showplace with its design.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Sonic | 33775 Highway 43, Thomasville, AL 36784** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



33775 HIGHWAY 43 | THOMASVILLE, AL 36784
OFFERING MEMORANDUM

LISTED BY:

AVERY BARRY
ASSOCIATE

DIR: (949) 873-0295
MOB: (949) 769-1821
avery.barry@matthews.com
LIC NO: 02036379 (CA)

WESLEY CONNOLLY
SENIOR ASSOCIATE

DIR: (949) 432-4512
MOB: (707) 477-7185
wesley.connolly@matthews.com
LIC NO: 01962332 (CA)

BROKER OF RECORD

KYLE MATTHEWS
LIC NO: 110253 (AL)

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES