



\$634, 440 | 6.50% CAP

1106 BOLL WEEVIL CIR.
ENTERPRISE, AL 36330

RETAIL INVESTMENT GROUP, LLC
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INVESTMENT SUMMARY

Retail Investment Group is please to be the listing agent for Church's Chicken in Enterprise, Alabama. The building is $\pm 2,014$ square feet and sits on ± 0.83 acres of land. This property has a new 15-year absolute NNN lease with 2% increases each year. There are (2) 5-year options, and the lease is set to expire in Sept. 30, 2034.

This property is situated in a prime location off of Boll Weevil Cir. which sees $\pm 17,718$ vehicles per day and is adjacent to Aaron's, Mellow Mushroom and a UPS Store. It is also only ± 0.4 miles from Dalphin Junior High School (626 students) and ± 1.4 miles from Enterprise High School (2,207 students).

PROPERTY INFORMATION

Address:	1106 Boll Weevil Cir. Enterprise, AL 36330
Price:	\$634,440
Cap Rate:	6.50%
NOI	\$41,239
Lessee:	Wyatt Restaurant Group, LLC
Building Size:	±2,014 Square Feet
Land Area:	±0.83 Acres
Lease Expiration:	09/30/2034
Options:	(2) 5-Year Options
Lease Type:	Absolute NNN
Increases:	2% Annually
Guarantee:	Personal Guarantee
ROFR:	30 Days

INVESTMENT HIGHLIGHTS

- Bite Size Deal
- Absolute NNN
- 2% Increases Annually
- Recently Signed 15-Year Lease
- Adjacent to Aaron's, Mellow Mushroom and UPS Store
- Adjacent to Dalphin Junior High (626 Students)









ABOUT THE CITY | ENTERPRISE, ALABAMA

Enterprise, Alabama is said to be the gateway to the Gulf of Mexico, Fort Rucker and home the world's only monument to an insect. As seen in the photo above, the Boll Weevil Monument is situated in the middle of town. This is a symbol and reminder to persevered through adversity, just as the residents of Enterprise had to when the boll weevil first found its way to Alabama and wreaked havoc on crops long ago. The Pea River Historical and Genealogical Society Library and the various gift shops have the ability to bring any resident or tourist back in time with books, microfilm, newspaper files and old photos of Enterprise and its people.

Enterprise has a population of ±28,269. The largest industries in this area are healthcare and social assistance, retail and trade, and public administration. The most popular jobs are office and administration, sales related jobs and education. Enterprise is home to a variety of parks, recreation centers and farmers markets for entertainment. Their annual Children's Festival in the Park has been recognized state wide.



ABOUT THE BRAND | CHURCH'S CHICKEN

In 1952, George W. Church opened the very first Church's Chicken To-Go restaurant in San Antonio, Texas. Today, the Church's Chicken headquarters is in Atlanta, Georgia, and the company is bringing in an estimated \$1.2 billion in revenue annually.

Church's Chicken is all about "Bringin' That Down Home Flavor" by creating delicious southern comfort foods for over 60 years. Church's Chicken is known first and foremost for their fried chicken, but also offer a variety of sides like mashed potatoes and gravy, baked macaroni and cheese, fried okra, cole slaw, corn on the cob, french fries, jalapeno cheese bombers, and honey-butter biscuits. The company is also passionate about giving back. Church's Chicken has partnered with No Kid Hungry since 2016. Church's was named the Dine Out for No Kid Hungry Newcomer of the Year after finding great success in fundraising. To date, Church's Chicken has raised over \$700,000 for this cause resulting in 7 million nutritious meals for children across the country.



POPULATION	1 MILE	5 MILES	10 MILES
2019	4,118	34,253	53,743
2024 (EST)	4,246	26,660	35,448



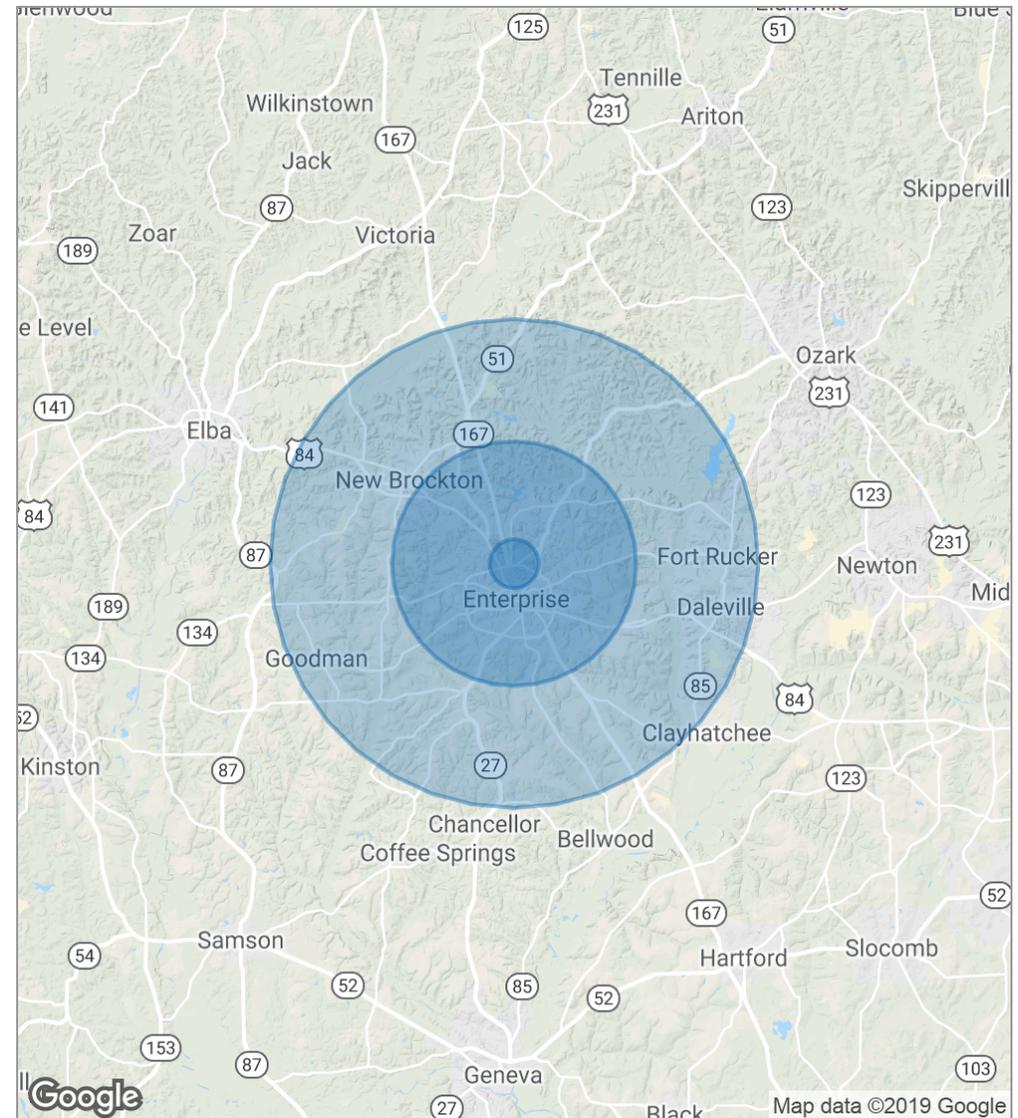
MED. HOUSEHOLD INCOME	1 MILE	5 MILES	10 MILES
2019	\$62,400	\$55,249	\$55,454



HOUSEHOLDS	1 MILE	5 MILES	10 MILES
NUMBER OF HH	1,686	13,520	20,785
MED. HH VALUE	\$169,574	\$166,618	\$157,296



TRAFFIC	NEAL METCALF RD	BOLL WEEVIL CIR
VEHICLES PER DAY	7,709/day	17,718/day





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