

2035 COLLEGE AVENUE | JACKSON, AL 36545  
OFFERING MEMORANDUM



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REPRESENTATIVE PHOTO

# EXECUTIVE OVERVIEW



**SONIC**  
**2035 College Avenue**  
JACKSON, AL 36545



**\$755,244**  
LIST PRICE



**7.15%**  
CAP RATE



**±6 YRS**  
LEASE TERM REMAINING

## 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.
- 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 2007 and has seen a steady rise in sales ever since.
- Strategically located along main retail corridor with over 15,000 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**  
**2035 College Avenue**  
JACKSON, AL 36545



± 1,829 SF  
GLA



±0.66 AC  
LOT SIZE



2007  
YEAR BUILT

## SONIC LEASE SUMMARY

<b>TENANT</b>	Sonic
<b>LEASE TYPE</b>	NNN
<b>LEASE COMMENCEMENT DATE</b>	1/1/2015
<b>LEASE EXPIRATION DATE</b>	1/1/2025
<b>TERM REMAINING ON LEASE</b>	±5.20 Years
<b>OPTIONS</b>	Two, 5-Year Options



SM

# SURROUNDING TENANTS





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](http://WWW.SONICDRIVEIN.COM)

**±3,557**  
LOCATIONS

**±9,620**  
EMPLOYEES

**±\$606.3 Billion**  
REVENUE

# AREA OVERVIEW



## JACKSON, AL

The City of Jackson is located in Clarke County in the state of Alabama. While Jackson's rich heritage and small-town charm have been preserved, the city has also grown by leaps and bounds over the past 202 years. Built initially as a "Timber town", Jackson is now home to many types of industry and commercial development. From Bloomer's Gifts & Floral to Boise Cascade Corporation, Jackson is a city with heart and a vision for tomorrow.

## DEMOGRAPHICS

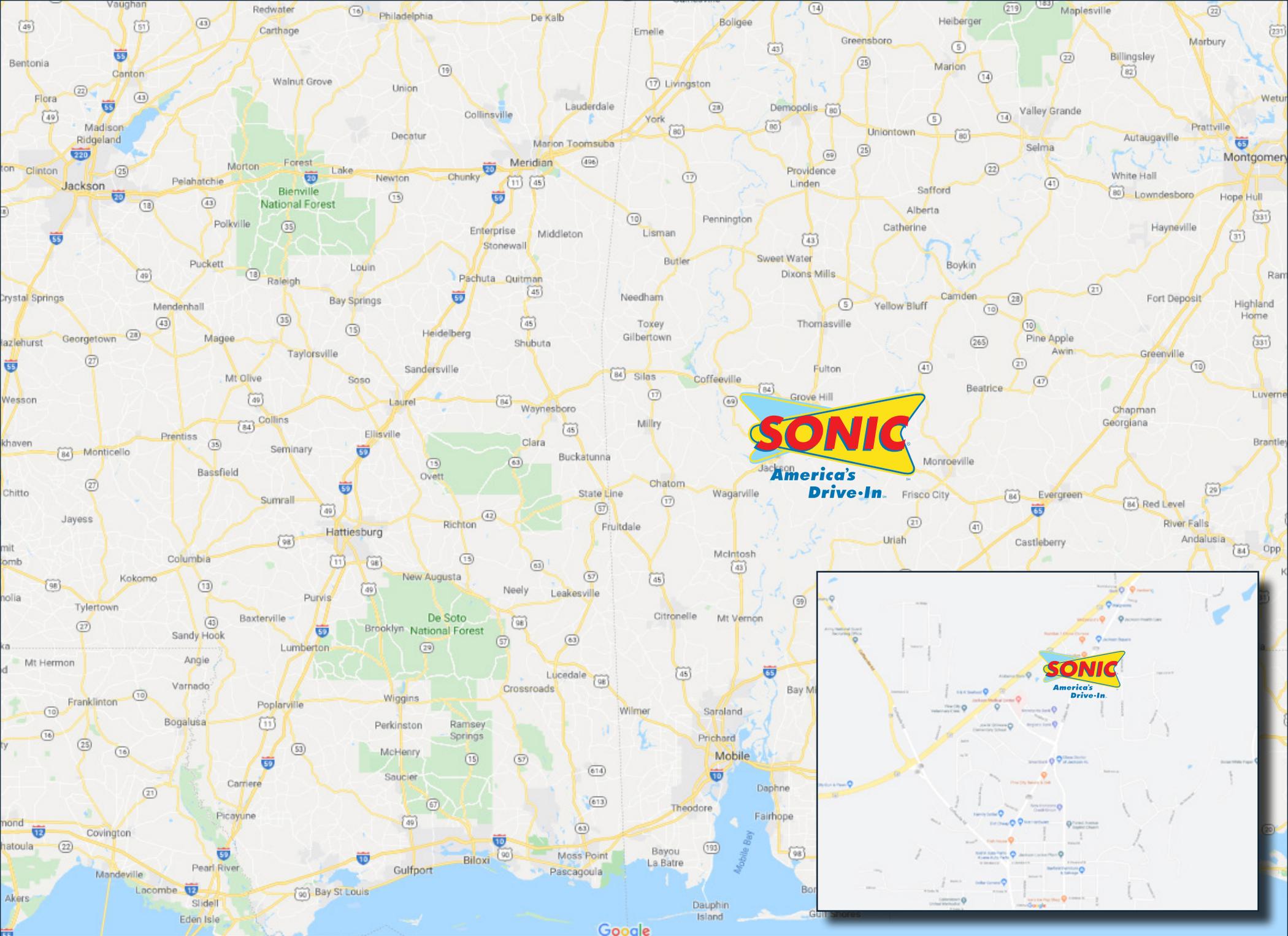
POPULATION	1-MILE	3-MILE	5-MILE
2024 Projection	1,325	4,727	6,060
2019 Estimate	1,374	4,915	6,291
2010 Census	1,526	5,512	7,020

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Projection	529	1,904	2,437
2019 Estimate	547	1,974	2,522
2010 Census	602	2,196	2,789

INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$55,956	\$57,921	\$57,900

## MORE ON JACKSON, AL

The City of Jackson is located on the banks of the Tombigbee River making it a great location for industry. It also has people that know how to work hard and that love their city. The staff at the Jackson City Hall is second to none. Everyone brings a level of professionalism while demonstrating a carrying attitude for the people they serve.



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Sonic | 2035 College Avenue, Jackson, AL 36545** ("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.



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