



\$645,750 | 6.50% CAP

**90 SOUTH BLVD
BREWTON, AL 36426**

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 Brewton, Alabama. This building is $\pm 1,373$ square feet and sits on ± 0.60 acres. This property has a new 15-year absolute NNN lease with 2% increases every year. There is a personal guarantee and (2) 5-year options.

The property is located directly across from a large casting/manufacturing facility as well as a large mill. The property is along a busy highway that sees $\pm 16,519$ vehicles per day and also extremely close to Mildred Street which sees $\pm 13,353$ vehicles per day.

PROPERTY INFORMATION

Address:	90 South Blvd. Brewton, AL 36426
Price:	\$645,750
Cap Rate:	6.50%
NOI	\$41,974
Lessee:	Wyatt Restaurant Group, LLC
Building Size:	±1,373 Square Feet
Land Area:	±0.60 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
- Directly Across from Large Casting/Manufacturing Facility
- Along Highway that sees ±16,519 VPD









ABOUT THE CITY | BREWTON, ALABAMA

The city of Brewton is in Escambia county, in south central Alabama just north of the Florida panhandle. With a population of ±5,280, Brewton is thought to be the perfect place to raise a family. Brewton has multiple parks for dogs and people alike featuring lush greenery and painted murals. There's room for kayaking, canoeing, hiking, biking and more. For entertainment Brewton offers monthly downtown concerts, the summer Blueberry Festival, Mud Run and the Battle of Burnt Corn Creek. When fall comes the annual Chamber PCA Rodeo, Haunted Trail and Porchfest bring locals and tourists together. With the winter season comes the Holiday Kick-Off and Christmas Parade just to name a few of Brewton's fun, local events.

The largest industries in Brewton are healthcare and social assistance, manufacturing and accommodation and food services. The most common jobs are office and administrative support, sales and management occupations.



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	3 MILES	5 MILES
2019	1,581	7,913	10,145
2024 (EST)	1,601	7,841	10,032



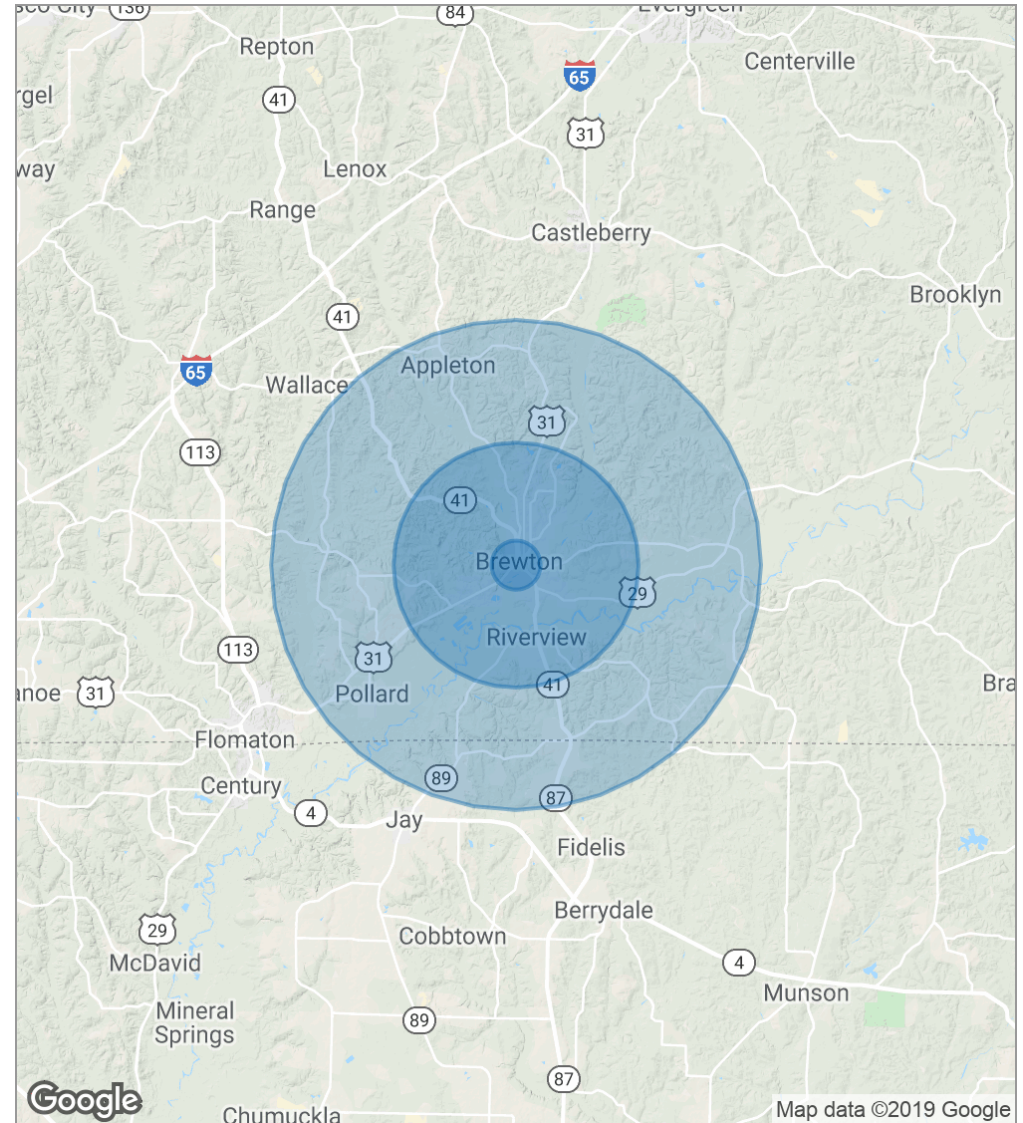
MED. HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2019	\$29,285	\$31,386	\$33,137



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
NUMBER OF HH	633	3,202	4,098
AVG HH VALUE	\$80,232	\$91,622	\$95,500



TRAFFIC	MILDRED ST	SOUTH BLVD
VEHICLES PER DAY	±13,353/day	±16,519/day





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