



**POUNDERS
& ASSOCIATES**

COMMERCIAL REAL ESTATE

FOR SALE

TRIPLE NET LEASE INVESTMENT OPPORTUNITY

3541 N. MEMORIAL PARKWAY, HUNTSVILLE, AL 35810

For more information:

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SECTION 1

PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,900,000
Cap Rate:	5.25%
Building Size:	3,355 SF
Lot Size:	1.21 Acres
Lease Commencement:	04/29/2014
Lease Expiration:	04/29/2034
Renewal Options:	4 x 5 Years
Rent Escalations:	5% every 5 years
Lease Type:	Triple Net (NNN)

PROPERTY HIGHLIGHTS

- 14 years remaining on a triple net (NNN) lease with zero landlord responsibilities
- Four 5-year options with 5% escalations
- Heavy traffic counts with 44,108 VPD along N. Memorial Parkway and 17,815 VPD on Mastin Lake Road
- Population of 45,131 with an average household income of \$48,198 within a 3-mile radius
- Nearby tenants include Lowe's, Redstone Federal Credit Union, Rural King, Domino's Pizza, Popeyes, Applebees, AutoZone
- Montgomery, Alabama-based Premier Kings operates more than 170 Burger King restaurants and 14 Popeyes Louisiana Kitchen restaurants in Alabama, Georgia, Florida, South Carolina, and Tennessee.

PROPERTY DESCRIPTION**PROPERTY DESCRIPTION**

Founded in 1954, the BURGER KING® brand is the second largest fast food hamburger chain in the world. The original HOME OF THE WHOPPER®, the BURGER KING® system operates more than 17,800 locations in more than 100 countries and U.S. territories. Almost 100 percent of BURGER KING® restaurants are owned and operated by independent franchisees, many of them family-owned operations that have been in business for decades.

Every day, more than 11 million guests visit BURGER KING® restaurants around the world. And they do so because our restaurants are known for serving high-quality, great-tasting, and affordable food. Founded in 1954, BURGER KING® is the second largest fast food hamburger chain in the world. The original HOME OF THE WHOPPER®, our commitment to premium ingredients, signature recipes, and family-friendly dining experiences is what has defined our brand for more than 50 successful years.

Burger King's parent company is Restaurant Brands International Inc. ("RBI"). RBI is one of the world's largest quick service restaurant companies with more than \$32 billion in system-wide sales and approximately 26,000 restaurants in more than 100 countries and U.S. territories. RBI owns three of the world's most prominent and iconic quick service restaurant brands - BURGER KING®, TIM HORTONS®, and POPEYES®. These independently operated brands have been serving their respective guests, franchisees and communities for decades.

LOCATION DESCRIPTION

Huntsville is a city centrally located in the northernmost part of the U.S. state of Alabama. It is located in Madison County and extends west into neighboring Limestone County. Huntsville is the county seat of Madison County, and the fourth-largest city in Alabama. The 2010 census estimated Huntsville's population at 180,105. By 2016 the estimated population grew to 194,057. The Huntsville Metropolitan Statistical Area's population was estimated at 444,752 in 2015. There are approximately 1.2 million people within a 50-mile radius of Huntsville.

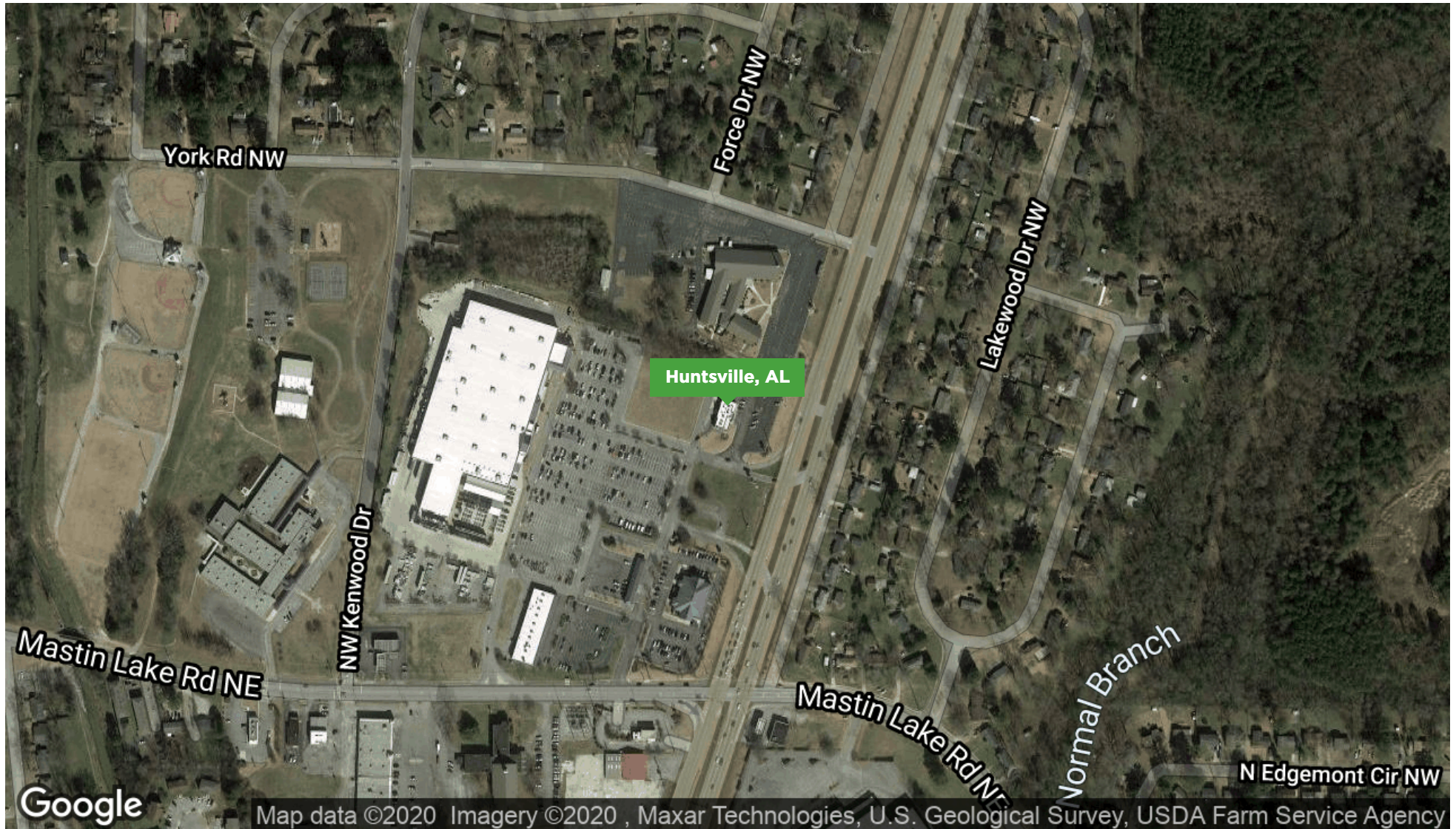
ADDITIONAL PHOTOS



SECTION 2

LOCATION INFORMATION

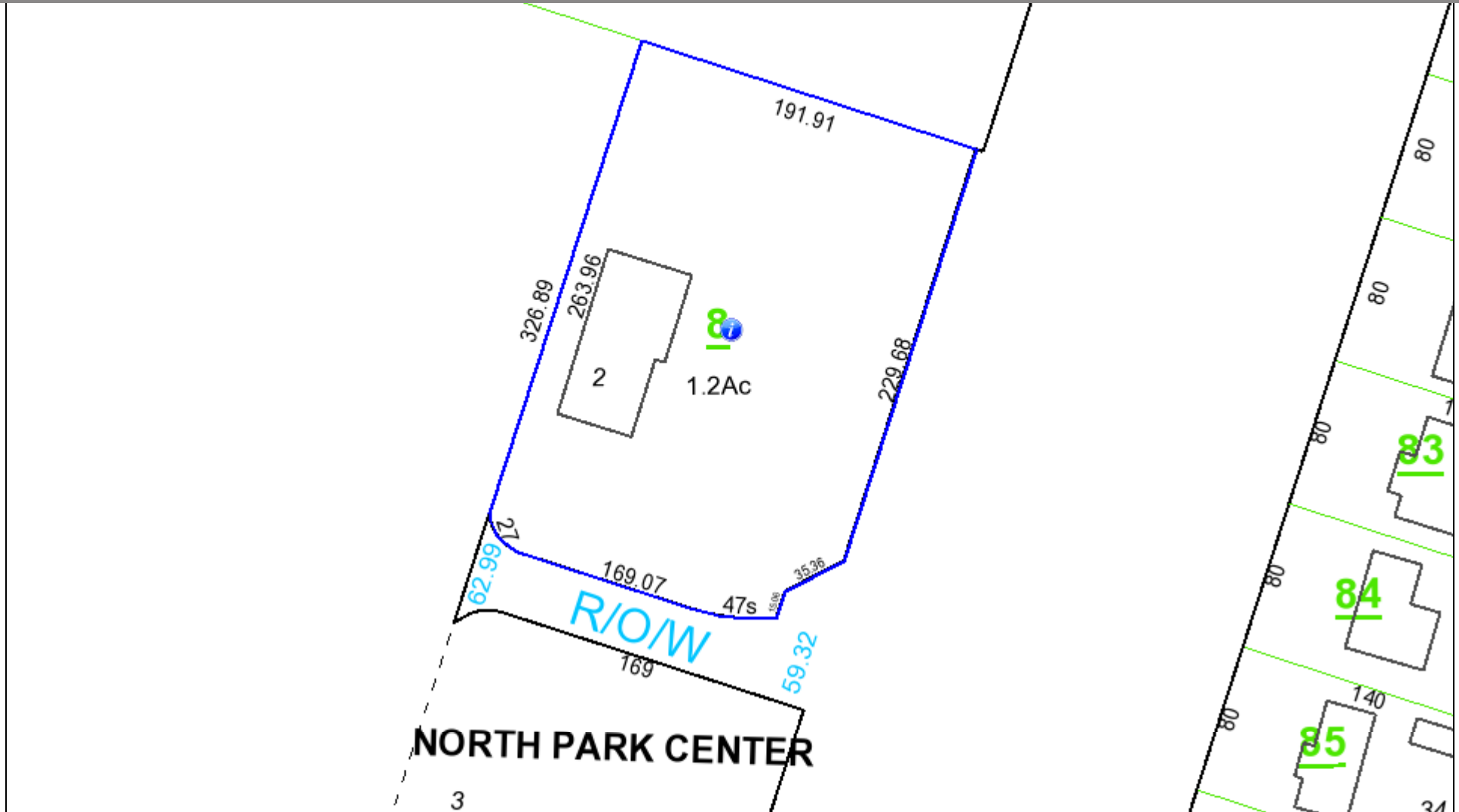
REGIONAL MAP



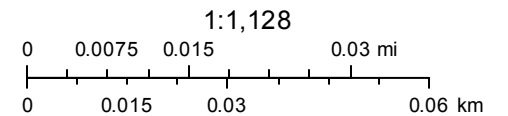
LOCATION MAPS



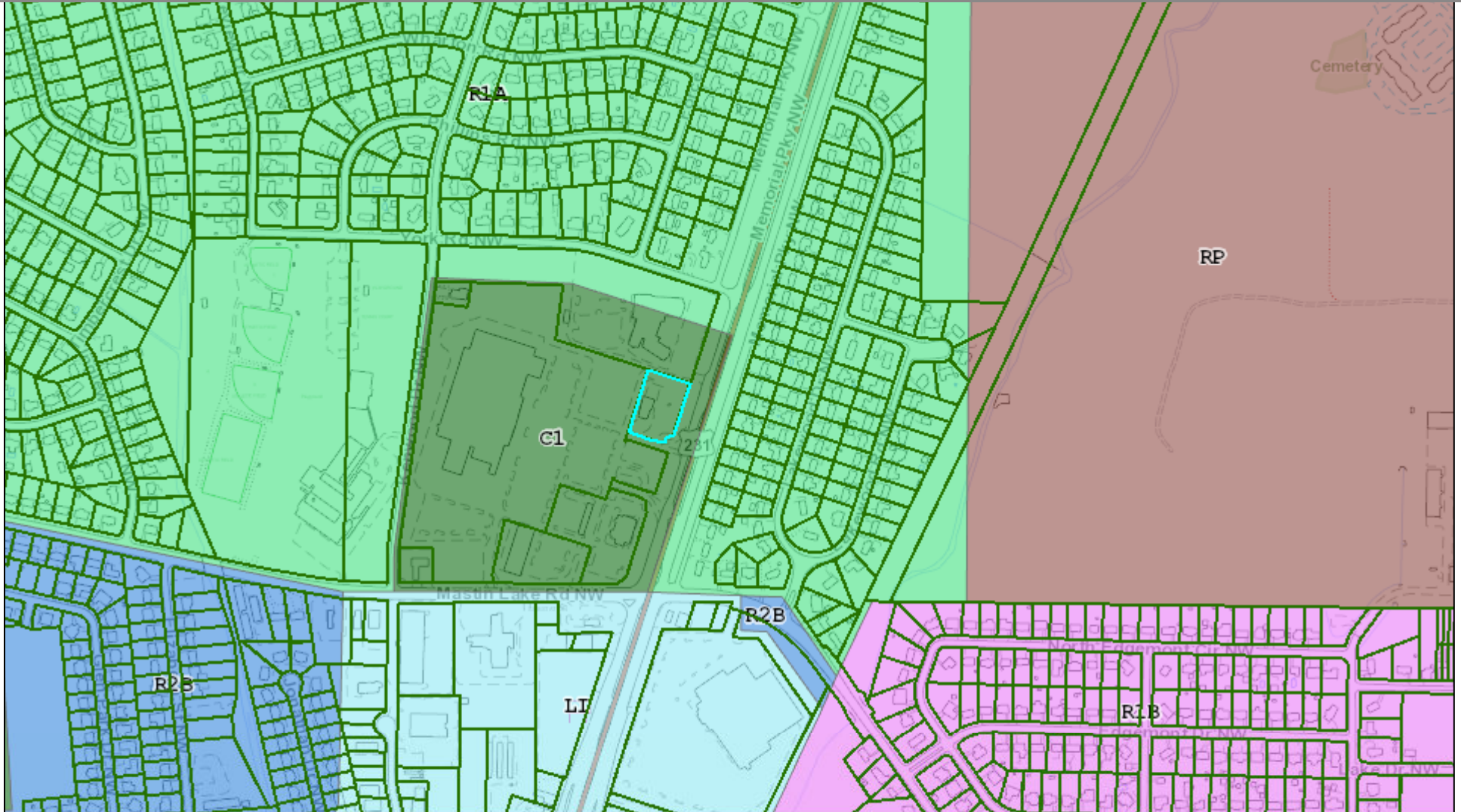
TAX PLAT



March 12, 2020

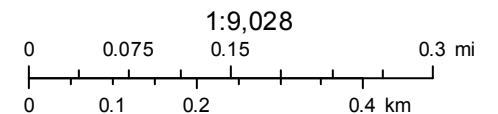


ZONING MAP



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- Madison County Parcels
- Restricted by Plat



SECTION 3

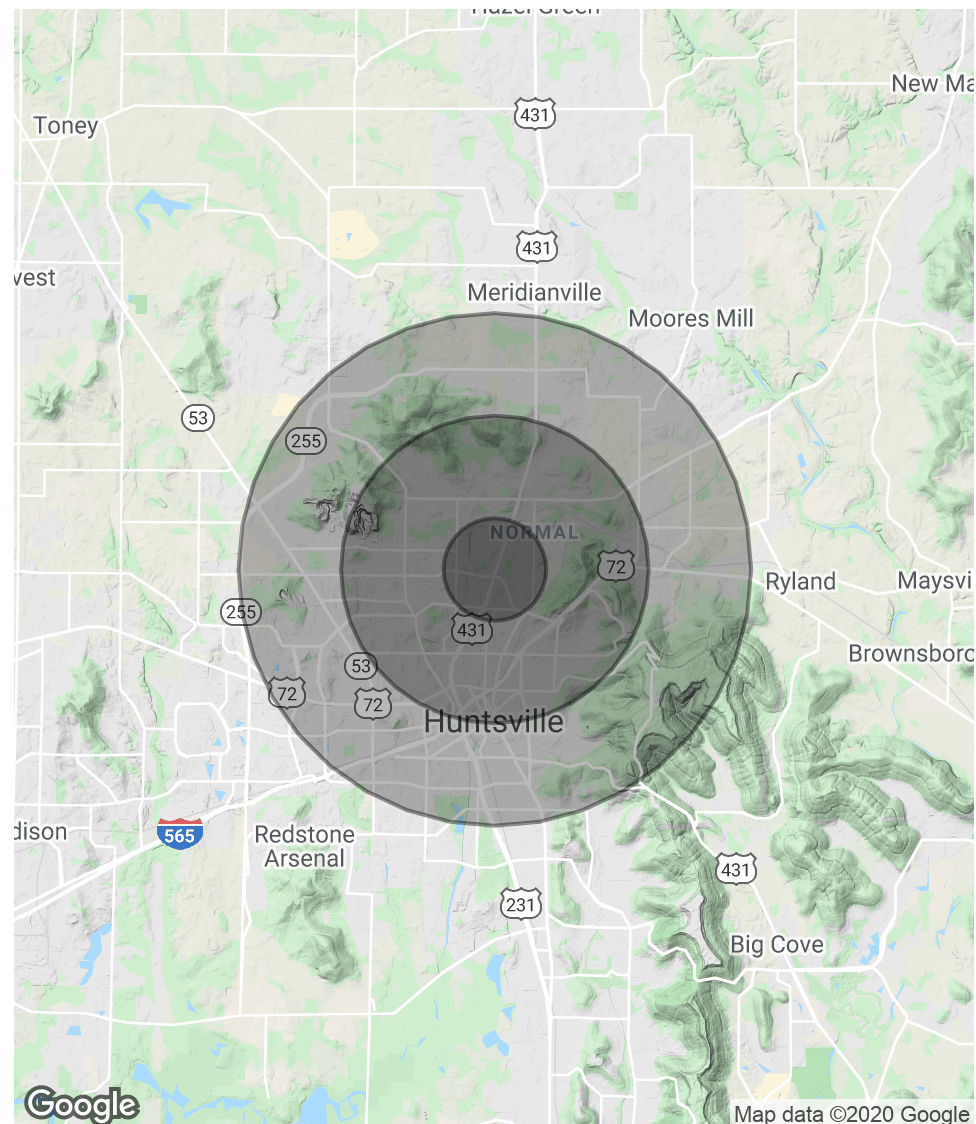
DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,281	45,131	105,258
Average age	30.9	36.2	36.2
Average age (Male)	26.8	33.3	34.5
Average age (Female)	34.4	38.5	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,467	17,901	42,661
# of persons per HH	3.0	2.5	2.5
Average HH income	\$37,571	\$48,198	\$55,078
Average house value	\$98,869	\$189,862	\$225,097

* Demographic data derived from 2010 US Census



SECTION 4

ADVISOR BIOS

BROKER PROFILE**JUSTIN BISHOP, CCIM**

President



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PROFESSIONAL BACKGROUND

Justin Bishop is the President and owner of Pounders & Associates, Inc., the Shoals area's leading commercial real estate firm.

In 2003, while pursuing a business degree from the University of North Alabama, Justin Bishop started a small business to provide graphic design and web development services to a wide-ranging clientele that included non-profit organizations, churches, and companies across North Alabama. After graduating in 2006, Justin began his real estate career and affiliated with Coldwell Banker®, a global and local leader in residential real estate. It was during these early years of selling homes and learning the real estate business that he began to realize a passion for commercial and investment real estate.

In 2011, Justin Bishop joined Pounders & Associates to pursue commercial real estate on a full-time basis. In 2014, Bishop became a Certified Commercial Investment Member (CCIM), a professional designation that is awarded to the most highly skilled and competent commercial and investment real estate practitioners in the industry. After successfully completing 200 hours of extensive graduate-level coursework, Justin assembled a qualifying portfolio of commercial real estate transactions, demonstrating proficiency not only in theory, but also in practice. CCIMs are recognized experts in commercial real estate brokerage, leasing, asset management, valuation, and investment analysis. He is also a member of the International Council of Shopping Centers (ICSC).

Justin and his wife, Heather, have two daughters and live in the town of St. Florian, where Justin serves as a volunteer firefighter, EMT, and board member for the Mid-Lauderdale Fire Department. Justin and his family attend the Shoals campus of Church of the Highlands.

EDUCATION

University of North Alabama - Bachelor of Business Administration

MEMBERSHIPS & AFFILIATIONS

CCIM - Certified Commercial Investment Member
ICSC - International Council of Shopping Centers