

Dunkin' Donuts & Norris Orthodontics

Brand New Build-to-Suit | Long-Term Leases with Increases |
Superior Demographics

[Download Offering Memorandum >>](#)

Price: **\$2,640,564**



Cap Rate: **6.20%**

Investment Offering

Stan Johnson Company ("SJC"), on behalf of ownership, is pleased to offer for sale to qualified investors the 100% fee simple interest in this two-tenant property located at 1284 Montgomery Highway, Vestavia Hills, Alabama 35216 (the "property").

The property is located directly along Montgomery Hwy (36,380 VPD) and is directly adjacent Wald Park which is currently receiving a \$15 million renovation that is scheduled to be completed in 2020 and will feature a new pedestrian bridge directly next to the property. Within a five-mile radius of the property, the population is 166,367 with an average household income of \$103,418.

Highlights

- **New Long-Term with Increases**
- **Passive Structure**
- **Strong Dunkin' Operator**
- **New 2019 BTS Construction**
- **Superior Demographics**
- **Desirable Montgomery Hwy Location**
- **E-Commerce Resistant Tenant Mix**



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