



805 E. CUMMINGS DR. | OPP, AL

PRICE: \$626,372 | CAP: 7.25%

INVESTMENT OPPORTUNITY



## INVESTMENT SUMMARY

Retail Investment Group is pleased to be the listing agent for Church's Chicken in Opp, Alabama. The building is  $\pm 3,235$  square feet and sits on  $\pm 0.60$  acres of land. This bite size deal has a new 15-year absolute NNN lease. The property has 2% increases each year with (2) 5-year options. The lease expires in Sept. 30, 2034.

This property is in a prime location surrounded by retailers. This Church's Chicken is adjacent to Hardee's, Pizza Hut, Dollar General and more. It is also situated  $\pm 0.8$  miles from South Highlands Elementary School and  $\pm 1$  mile from the heart of Opp. It sits on Florala Highway, which sees 6,848 vehicles per day.



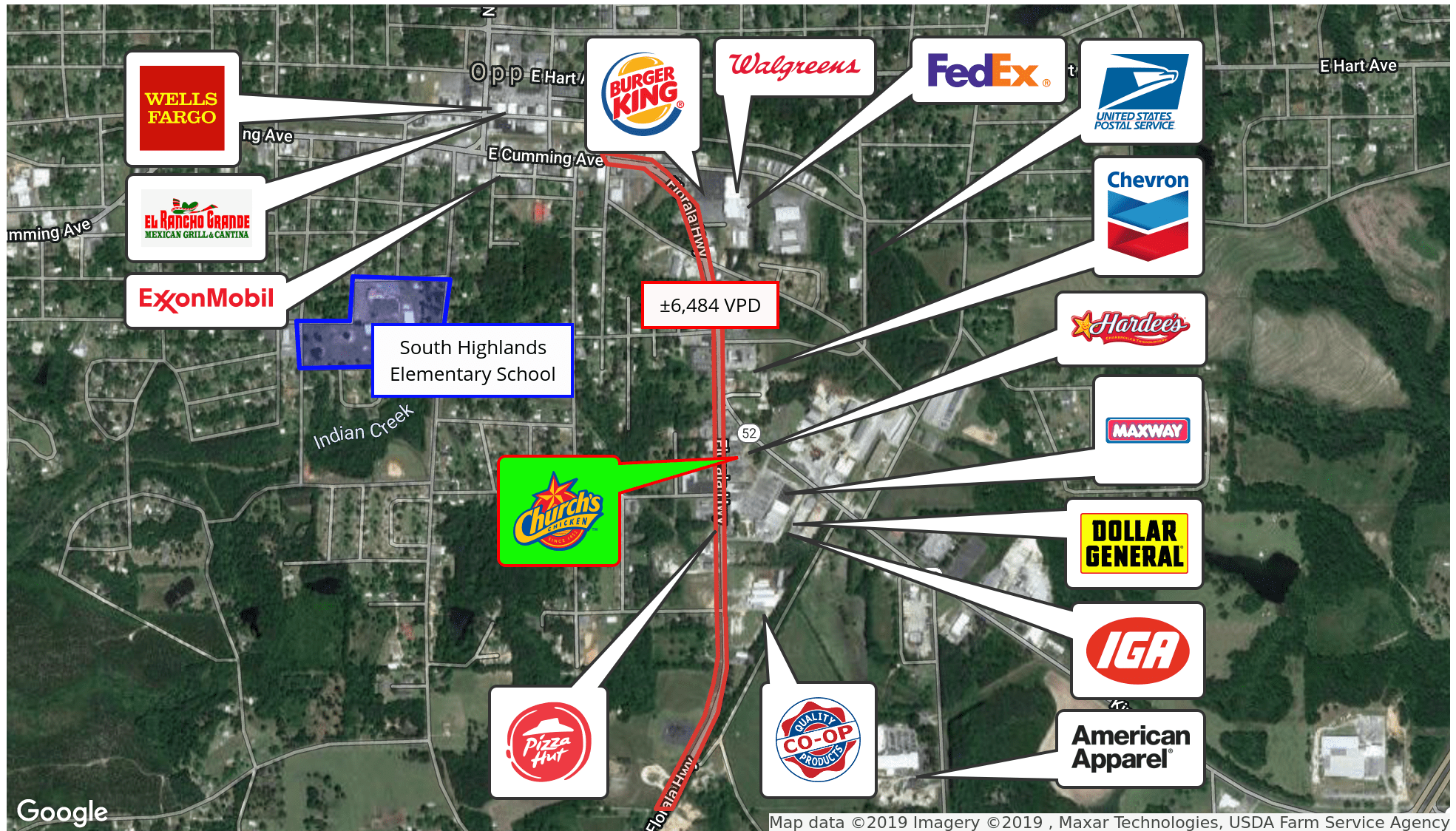
## PROPERTY INFORMATION

Address:	805 E Cummings Dr. Opp, AL 36467
Price:	\$626,372
Cap Rate:	7.25%
NOI	\$45,412
Lessee:	Wyatt Restaurant Group, LLC
Building Size:	±3,235 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 Business Days

## INVESTMENT HIGHLIGHTS

- Bite Size Deal
- Absolute NNN
- Recently Signed 15-Year Lease
- 2% Annual Bumps
- Personal Guarantee
- Sits on Florala Highway -  
Sees 6,484 Vehicles Per Day
- Adjacent to Hardee's, Pizza Hut,  
Dollar General, Etc.











## 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.





## ABOUT THE CITY | OPP, ALABAMA

The City of Opp, known at the land of "Opportunity," was named after Henry Opp, a lawyer who worked for the L&N Railroad an mayor of the nearby Alabama city of Andalusia. He was directly responsible for the creation of the railroad line that runs through the city of Opp. Today, Opp is bisected north-south by U.S. Highway 331, and the Alabama Regional Airport is located 15 miles west of the city. The most popular lines of work in Opp are education, healthcare and social assistance, manufacturing and retail trade.

Opp is home to Frank Jackson State Park where fishing, water sports, and camping are popular. Opp also has its share of historic locations, including the Alex Hart House and Mizzell Mansion, which are on Alabama Register of Landmarks and Heritage.

Opp Rattlesnake Rodeo in April, Opp Fest in October and the Christmas Parade in December are big events in the City of Opp. For the annual rodeo ±20,000 people flock for the music, food, 5K run, arts and crafts and other entertainment.



POPULATION	1 MILE	3 MILES	5 MILES
2019	2,853	7,619	12,177
2024 (EST)	2,947	9,880	11,986



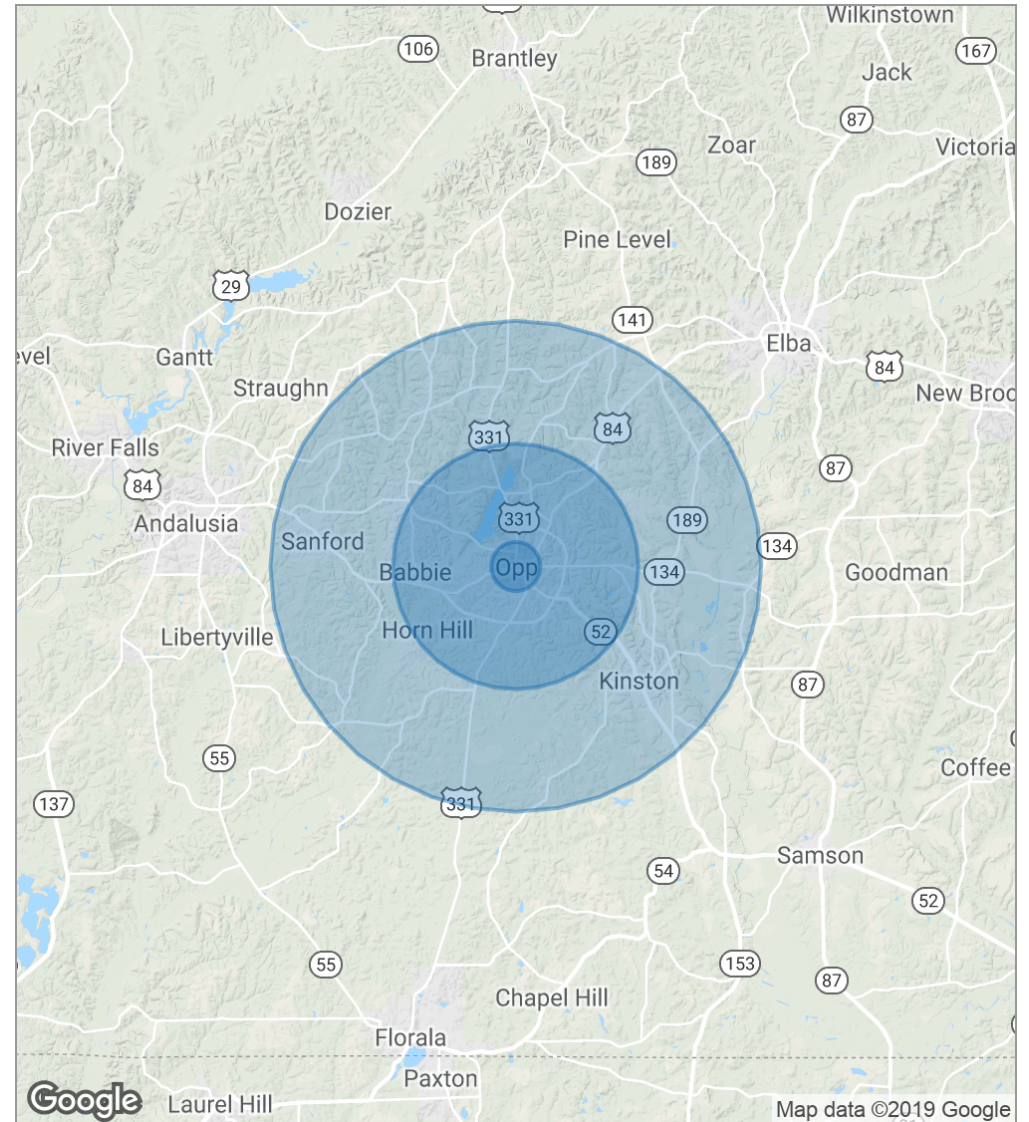
MED. HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2019	\$39,254	\$40,155	\$41,664



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
NUMBER OF HH	1,198	4,060	4,945
MED. HH VALUE	\$141,111	\$114,058	\$118,437



TRAFFIC	FLORALA HWY
VEHICLES PER DAY	6,484/day





# NNN

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