


# OFFERING MEMORANDUM

300 COMMONS DR | BIRMINGHAM, AL  
PRICE: \$1,770,000 | CAP: 5.00%

 [CLICK FOR DRONE FOOTAGE](#)

**NNN**

Retail Investment Group



ACTUAL SITE | PHOTOS TAKEN MARCH 2021

## EXECUTIVE SUMMARY

**PRICE**  
\$1,770,000

**CAP**  
5.00%

**NOI**  
\$88,500

LOCATION	300 COMMONS DRIVE BIRMINGHAM, AL 35209
LEASE TYPE	ABSOLUTE NNN
LEASE EXPIRATION	FEBRUARY 13TH, 2030
LESSEE	BLUEMONT GROUP, LLC
GUARANTOR	BLUEMONT GROUP, LLC
OPTIONS	(4) 5-YEAR RENEWAL OPTIONS
INCREASES	10% EVERY 5 YEARS INCLUDING OPTIONS
LAND SIZE	±1.12 ACRES
BUILDING SIZE	±3,610 SQUARE FEET
ROFR	NONE

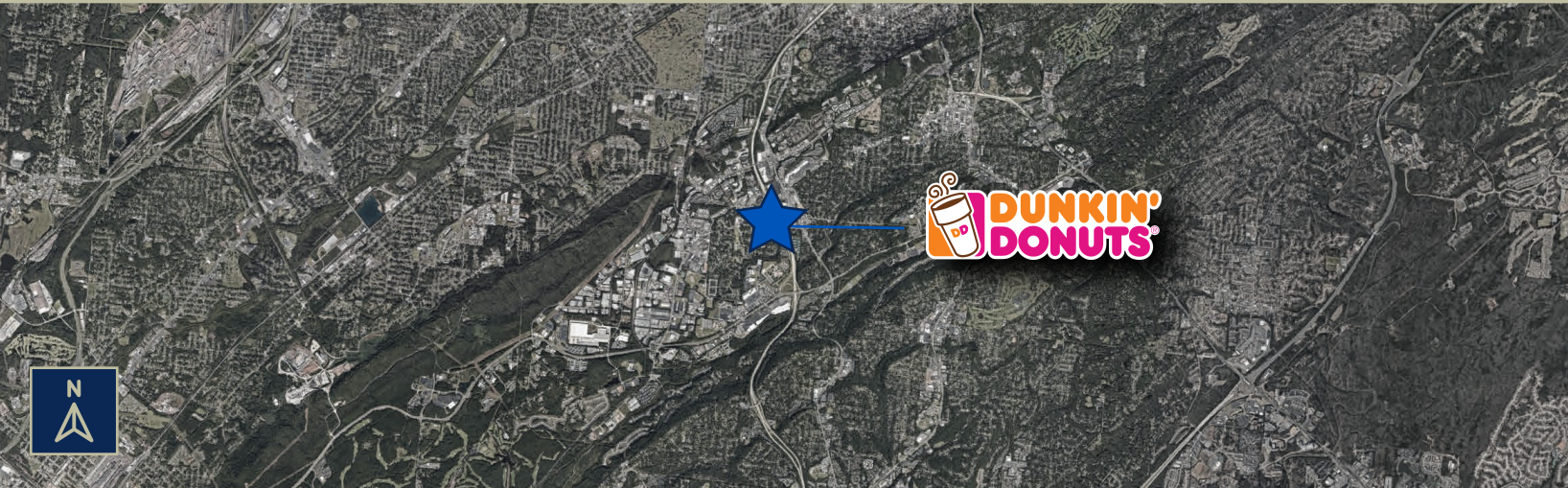


ACTUAL SITE | PHOTOS TAKEN MARCH 2021



**RETAIL INVESTMENT GROUP IS  
PLEASED TO BE THE EXCLUSIVE  
LISTING BROKERAGE FOR DUNKIN'  
DONUTS IN BIRMINGHAM, ALABAMA.**

This Dunkin' Donuts property has an Absolute NNN, zero landlord responsibilities, lease with an expiration date of February 13th, 2030. This opportunity offers 10% increases every 5 years including options and there are (4) 5-Year Options to Extend. The offering is backed by Bluemont Group, LLC who operates over 50 locations. The building is  $\pm 3,610$  square feet and sits on  $\pm 1.12$  acres of land and was built in 1997. The building went through an extensive renovation in 2020. Nearby retailers include Shell, Hooters, Lowe's Home Improvement, Holiday Inn Express, Candlewood Suites, InTown Suites, Starbucks, Hobby Lobby, McDonald's and Many Others.



ACTUAL SITE | PHOTOS TAKEN MARCH 2021

InTown  
SUITES

CANDLEWOOD  
SUITES

Holiday Inn  
Express  
& Suites

LAKESHORE PKWY: ±40,312 VDP



DUNKIN' DONUTS | BIRMINGHAM, AL

## PROPERTY OVERVIEW

- +50 Unit Operator - Bluemont Group
- Absolute NNN Lease - Zero Landlord Responsibilities
- Excellent Visibility and Access - Lakeshore Pkwy +40,000 Vehicles Per Day
- +175,000 Population within 5 miles
- 1/2 mile from Interstate 65: +125,000 Vehicles Per Day
- Located next to newly developed Estelle Apartments -420 Units
- 3 Miles from Samford University: 5,729 students
- Birmingham is the Largest MSA in Alabama with a population of +1,000,000
- Nearby Retailers include Shell, Hooters, Lowe's Home Improvement, Holiday Inn Express, Candlewood Suites, InTown Suites, Starbucks, Hobby Lobby, McDonald's and Many Others.






DOWNTOWN  
BIRMINGHAM

FIVEPOINTS  
SOUTH

12	14	83	32
HOTELS	NIGHTLIFE	FOOD	ATTRACTIONS





## BIRMINGHAM, ALABAMA IS RANKED AS ONE OF THE TOP 100 PLACES TO LIVE IN THE U.S., AND FOR GOOD REASON.

**DUNKIN' DONUTS** | BIRMINGHAM, AL

Birmingham was born out of the iron and steel industry. Remnants of those early beginnings are preserved in places such as Sloss Furnaces National Historic Landmark and Vulcan Park & Museum. The city is also well known for its prominent role in America's Civil Rights Movement of the 1960s. A visit to the Birmingham Civil Rights Institute gives visitors an in-depth look at that important era.

Birmingham, Alabama is ranked as one of the top 100 places to live in the U.S., and for good reason. With a recent increase in dining options, entertainment, sports, music, and job opportunities, those who call this city "home" love this best-kept secret of the South. Today, Birmingham has transformed itself into a medical research, banking and service-based economy, making it one of the nation's most livable cities with a vibrant downtown, a burgeoning loft community, a world-class culinary scene and more green space per capita than any other city in the nation!



**THERE ARE MORE THAN 11,300  
DUNKIN' DONUTS LOCATIONS  
WORLDWIDE, AND OVER 8,500  
IN THE UNITED STATES.**

Dunkin' Donuts began in 1948 in Massachusetts, serving donuts for 5 cents and premium coffee for 10 cents, with a goal of making & serving "the freshest, most delicious coffee & donuts quickly and courteously in modern, wellmerchandised stores". The Company operates through four segments: Dunkin' Donuts-U.S., Dunkin' Donuts International, Baskin-Robbins International and Baskin-Robbins-U.S. The Company has over 18,000 points of distribution in approximately 60 countries across the world. As of December 31, 2016, the Company had 12,258 Dunkin' Donuts points of distribution, of which 8,828 were in the United States and 3,430 were international, and 7,822 Baskin-Robbins points of distribution, of which 5,284 were international and 2,538 were in the United States. The company is investing \$100 Million over the next two years to become an on-the-go beverage leader.



DUNKIN' DONUTS | BIRMINGHAM, AL

## ADDITIONAL PHOTOS





## AREA DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION 2010	4,555	60,043	170,979
TOTAL POPULATION 2020	4,254	60,074	174,961
TOTAL POPULATION 2025	4,187	59,955	175,366
MEDIAN AGE	35.3	35.7	35.9

### INCOME

	1 MILE	3 MILE	5 MILE
AVERAGE HH INCOME	\$96,899	\$93,536	\$84,543
MEDIAN HH INCOME	\$80,627	\$68,861	\$57,250

### HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
TOTAL HOUSEHOLDS 2010	2,071	26,023	71,866
TOTAL HOUSEHOLDS 2020	1,903	25,801	73,239
TOTAL HOUSEHOLDS 2025	1,867	25,712	73,374
AVERAGE HH SIZE	2.2	2.3	2.3
AVERAGE HH VEHICLES	2	2	2

### HOUSING

	1 MILE	3 MILE	5 MILE
MEDIAN HOME VALUE	\$266,491	\$275,064	\$250,300
MEDIAN YEAR BUILT	1980	1973	1970



**±170,000 RESIDENTS**  
WITHIN 5 MILES



**\$84,553 AVG INCOME**  
WITHIN 5 MILES

## TRAFFIC COUNTS

HWY 25

±15,639 VDP

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**Retail Investment Group**





## Retail Investment Group

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