

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



1412 US Highway 72 E

ATHENS ALABAMA

ACTUAL SITE



NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETING BY



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Qualifying Broker: Martin Smith, SRS Real Estate Partners | AL License No. 000070431

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Asking Price	\$2,369,000
Cap Rate	6.50%
Net Operating Income	\$154,000

PROPERTY SPECIFICATIONS

Property Address	1412 US Highway 72 E Athens, Alabama 35611
Rentable Area	2,016 SF
Land Area	1.23 AC
Year Built	1995
Tenant	Krystal
Franchisee	WAC Enterprises, Inc.
Sales Reporting	Yes
Guaranty	Franchisee (WAC Enterprises, Inc. has 40+ Locations)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	7 Years
Increases	10% Increase on 1/1/2024 and in Options
Options	5 (5-Year)
Rent Commencement	11/1/2013
Lease Expiration	8/19/2028

RENT ROLL & INVESTMENT HIGHLIGHTS



TENANT NAME	SF	Lease Term				Rental Rates		
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
WAC Enterprises, Inc.	2,016	11/1/2013	8/19/2028	Current	-	\$12,833	\$154,000	5 (5-Year)
d/b/a Krystal				1/1/2024	10%	\$14,117	\$169,400	10% Inc. at Beg. Of Each Option Period

¹Tenant has 20-Day Right of First Refusal

7 Years Remaining | 40-Unit Franchisee | Options To Extend | Rental Increases

- 7 years remain with 5 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease is signed by WAC Enterprises, Inc., a 40-unit operator
- The lease features 10% rental increases in 2024, and at the beginning of each option period, generating NOI and hedging against inflation

Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- Investor benefits from fee-simple ownership of the building and land
- No landlord responsibilities
- Ideal management-free investment for a passive investor

Demographics In 5-Mile Radius

- More than 35,800 residents and 14,900 employees support the trade area
- Features an average household income of \$82,160

First Place Real Estate | Excellent Visibility | Hard Corner Intersection | Main Retail Thoroughfare

- The property features significant frontage on US Highway 72, and directly off Interstate-65, allowing it to out position competitors
- Krystal is equipped with 2 large signs, promoting excellent visibility from multiple directions, including on Interstate-65
- The site is strategically located at the hard corner intersection of Lee Highway and Audubon Ln, averaging 35,500 vehicles per day
- Lee Highway is the main retail thoroughfare of Athens, and is home to numerous other national/credit tenants including Walmart, Publix, Lowe's Home Improvement, ALDI, Tractor Supply Co, and more

Interstate-65 | Proximity to Hotels

- 7-Eleven is located in close proximity to direct on/off ramp access to Interstate-65, a major north-south highway serving the central United States
- The property is surrounded by numerous hotels including Holiday Inn (71 rooms), Best Western (83 rooms), Fairfield Inn (75 rooms), and more, providing a nearby consumer base from which to draw

PROPERTY OVERVIEW



Location



Athens, Alabama
Limestone County
Huntsville MSA

Parking



There are approximately 37 parking spaces on the owned parcel.
The parking ratio is approximately 18.35 stalls per 1,000 SF of leasable area.

Access



Lee Highway/U.S Highway 72: 1 Access Point
Audubon Lane: 2 Access Points

Parcel



Parcel Number: 1005152000002002
Acres: 1.23
Square Feet: 53,498

Traffic Counts



Lee Highway/U.S. Highway 72:
35,50 Vehicles Per Day
Interstate 65: 25,900 Vehicles Per Day

Construction



Year Built: 1995

Improvements



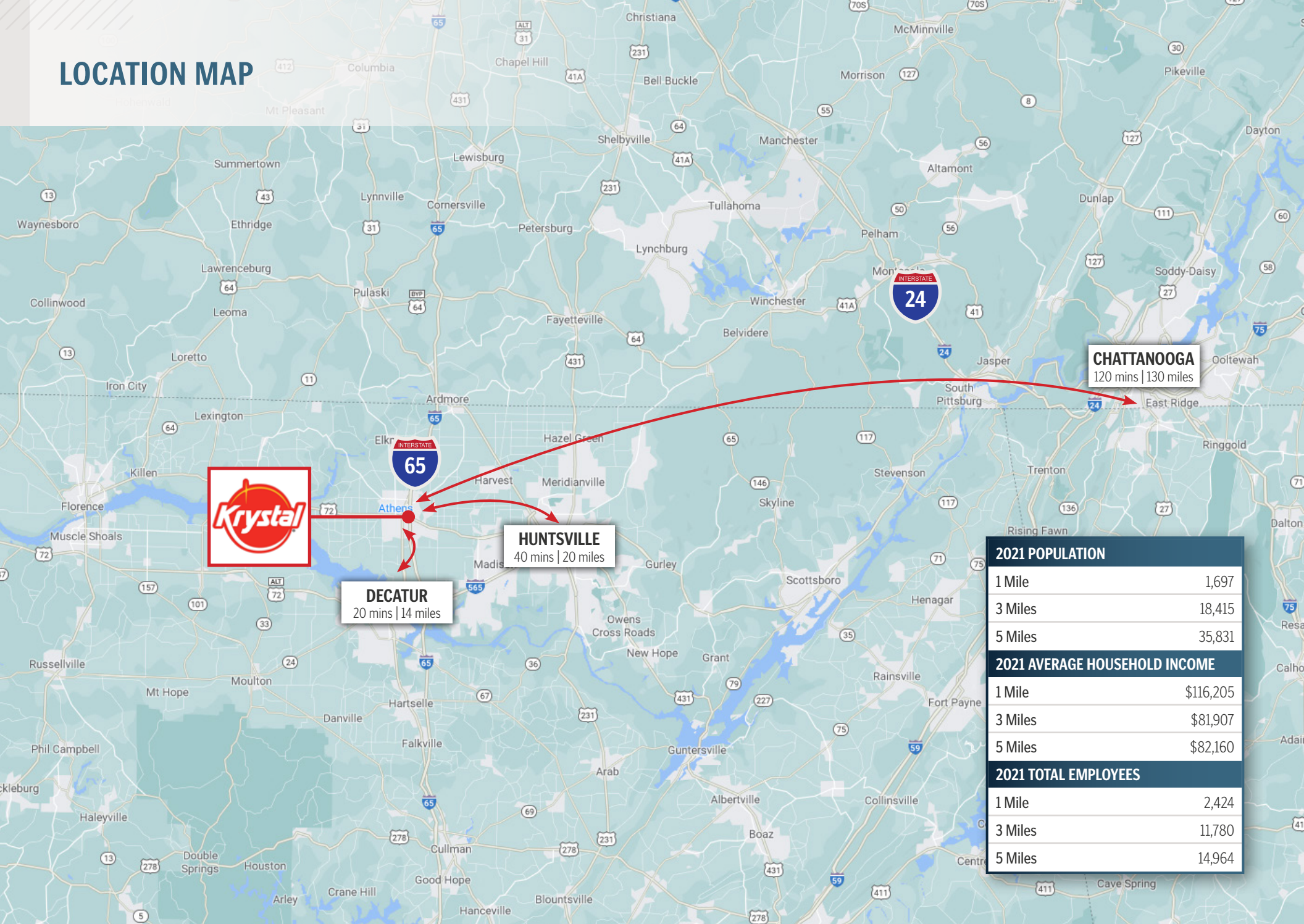
There is approximately 2,016 SF of existing building area

Zoning



Commercial

LOCATION MAP



CHATTANOOGA
120 mins | 130 miles

HUNTSVILLE
40 mins | 20 miles

DECATUR
20 mins | 14 miles



2021 POPULATION

1 Mile	1,697
3 Miles	18,415
5 Miles	35,831

2021 AVERAGE HOUSEHOLD INCOME

1 Mile	\$116,205
3 Miles	\$81,907
5 Miles	\$82,160

2021 TOTAL EMPLOYEES

1 Mile	2,424
3 Miles	11,780
5 Miles	14,964









AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2021 Estimated Population	1,697	18,415	35,831
2026 Projected Population	1,773	19,387	37,925
2021-2026 Annual Rate	0.88%	1.03%	1.14%
2021 Median Age	46.1	40.8	41.1
HOUSEHOLDS & GROWTH			
2021 Estimated Households	795	7,663	14,731
2026 Projected Households	835	8,106	15,643
Projected Annual Growth 2021 to 2026	0.99%	1.13%	1.21%
INCOME			
2021 Estimated Average Household Income	\$116,205	\$81,907	\$82,160
2021 Estimated Median Household Income	\$78,621	\$53,519	\$56,763
DAYTIME POPULATION			
2021 Estimated Total Businesses	178	1,033	1,300
2021 Estimated Total Employees	2,424	11,780	14,964





ATHENS, ALABAMA

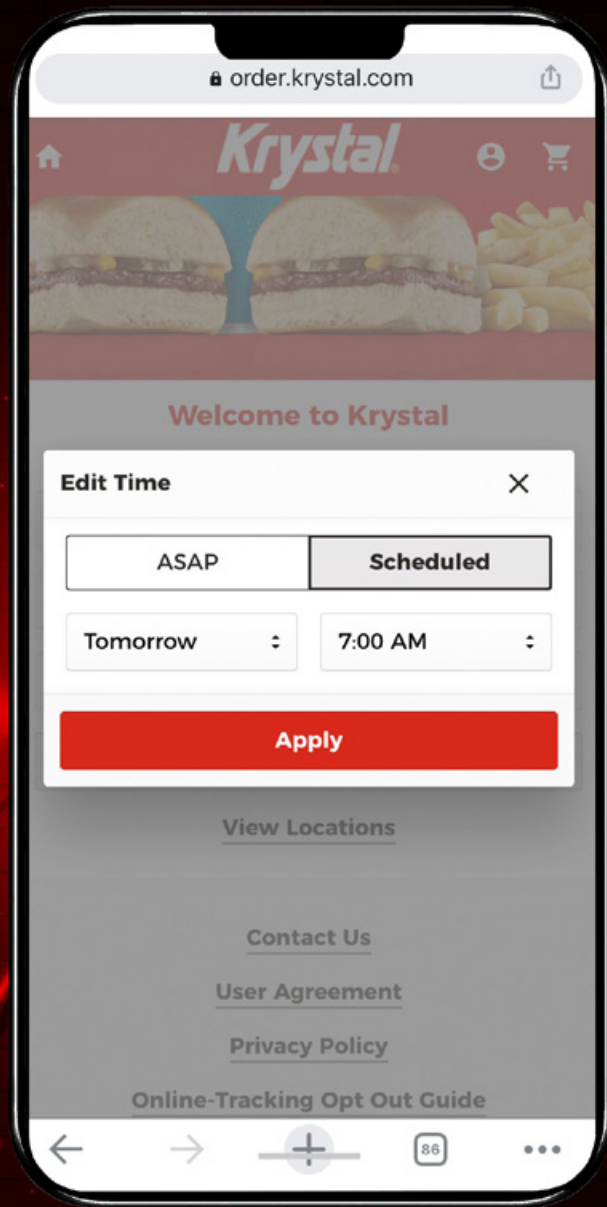
Athens, Alabama, in Limestone county, is 13 miles N of Decatur, Alabama and 94 miles S of Nashville, Tennessee. The city is conveniently located inside the Huntsville metropolitan area. The City of Athens had a population of 24,040 as of July 1, 2020.

The city of Athens was incorporated in 1818 and is one of the oldest chartered cities of Alabama. Athens was initially a cotton and railroad community. However, following the aerospace boom during the 1950s and 1960s, industry became the major contributor to the city's economy. Athens was the first city to be provided electricity by the Tennessee Valley Authority in 1934.

Cotton is still an important part of the economy, and manufacturing (including automotive parts and office furniture) and poultry processing have become major factors. Browns Ferry Nuclear Plant is southwest of Athens on the Tennessee River. The largest industries in Athens, AL are Manufacturing, Retail Trade, and Health Care & Social Assistance, and the highest paying industries are Utilities, Professional, Scientific, & Technical Services, and Public Administration.

Athens and nearby Attractions are Houston Library and Museum, Alabama Veterans Museum & Archives, Donnell House, Limestone Zoological Park and Exotic Wildlife Refuge, Point Mallard Waterpark, U.S. Space & Rocket Center. Some of the scenic spots in or near Athens include the George S. Houston Historic District, Athens State College Historic District, Christopher Park, Trinity Park, Fairview Park, Robert Beaty Historic District, and Fifth Avenue Park. Golfers can choose between the Athens Country Club and Golf Course, Woodland Golf Club and Chriswood Golf Course. The Athens Outlet Shopping Center, Roses Shopping Center, Athens Shopping Center, and Crutcher Shopping Center are the popular shopping malls in the Athens area. Athens State University is located within the city of Athens.

BRAND PROFILE



KRYSTAL

krystal.com

Company Type: Private

Locations: 300+

Headquartered in Atlanta, GA, Krystal Restaurants LLC is the original quick-service restaurant chain in the South. Krystal hamburgers have been served fresh and hot off the grill on the iconic square bun since 1932. The company proudly sticks to the classics, but they've never been afraid to innovate over the years. Krystal has grown to be in 10 states with nearly 300 restaurants and continues to deliver a one-of-a-kind taste experience through their unique menu items offered at a great price. The company's Atlanta-based Restaurant Support Center serves a team of more than 3,500 employees.





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LARGEST REAL ESTATE
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in North America
exclusively dedicated
to retail

1.7K+

RETAIL
TRANSACTIONS
company-wide
in 2020

500+

NET LEASE
PROPERTIES SOLD
in 2020

\$1.9B

NET LEASE
TRANSACTION VALUE
in 2020

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