

Schlotzsky's

11120 Memorial Pkwy SW, Huntsville, AL 35803



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A photograph of a Schlotzsky's building facade. The large, 3D, illuminated sign for "Schlotzsky's" is mounted on the building. The sign is white with red outlines and a red "o". The building is light-colored and has a classical architectural style with columns visible at the bottom. The sky is blue with white clouds.

Schlotzsky's

11120

INVESTMENT SUMMARY

OFFERING PRICE:
\$2,115,000

NOI: **\$105,740** CAP RATE: **5.00%**

EST. RENTABLE SQ. FT.:

2,932 SF

LOT SIZE:

0.99 AC (43,099 SF)

PARKING SPACES:

42 spaces

LOCATION:

Huntsville, AL

YEAR BUILT:

1997

TENANT NAME:

Schlotzsky's

WEBSITE:

www.farislee-HuntsvilleSchlotzskys.com

INVESTMENT HIGHLIGHTS

BRAND NEW 14-YEAR ABSOLUTE NNN SALE LEASEBACK

- Ease of management – No landlord responsibilities
- Long-term security and stability for the investor
- Increasing NOI hedges against inflation for a passive investor

SCHLOTZSKY'S - NATIONAL BRAND WITH 50 YEAR HERITAGE

- Schlotzsky's currently operates more than 330 restaurants across the nation
- Founded in 1971 in Atlanta, GA with the majority of their restaurants located across the south
- Focus Brands currently operates more than 6,300 restaurants with ownership of other brand names such as: Moe's Southwest Grill, McAlister's Deli, Cinnabon, Carvel and Auntie Anne's

POWER BRANDS HOSPITALITY GROUP (PBHG)

- PBHG is a premier franchisee in the state of Alabama
- PBHG currently operates the following brands in the state: Biscuit Belly, Chop N Fresh, Cinnabon, Five Guys, Frutta Bowls, Grimaldi's, Hand & Stone, Melt, Nothing Bundt Cakes, Nothing but Noodles, Phil Sandoval's, Prohibition, Schlotzsky's, Super Chix, Taco Mama, Urban Cookhouse
- Because of Power Brands operational success, this property boasts high sales volumes well above the brand's national average

ROCKET CITY - DESIRABLE AND AFFLUENT MSA

- Huntsville is the most populated city in the state of Alabama
- Has had explosive growth due to the aerospace, defense, technology and engineering sectors all with major presence in the city
- \$101,078 Average Household income within a 5-mile radius of the property

MAJOR RESIDENTIAL & HOSPITALITY DEVELOPMENTS OCCURRING AROUND SITE AND CITY

- Memorial Village Apartments (99 units)
- Farelly Farms Homes (137 units)
- Cottages at Oak Grove Dairy Homes (318 units)
- Downtown Huntsville: Autograph Collection by Marriott (187 rooms); Hyatt House (145 rooms)

PROVEN SALES WITH HISTORICAL OCCUPANCY AT THIS LOCATION

- Healthy Rent to Sales Ratio
- Operator has hand-picked Annual NOI that fits within their long term business plan

HEAVY TRAFFIC AND GREAT VISIBILITY

- Ideally situated on Memorial Parkway SW that has over 20,000 VPD
- Direct Ingress / egress off Memorial Parkway SW

LARGE ACRE PARCEL WITH VESTED PYLON SIGN

- Ample room for parking and to handle heavy congestion
- Designated 42 parking spaces
- Valuable and rare vested pylon sign to increase visibility

The Lackey Law Firm
Family
Injured?
(256) 585-2980



Schlotsky's

11120





NOT TO SCALE

EASTGATE
(67 LOTS)

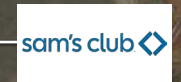
WHITESBURG ESTATES
(46 LOTS)

1 SOUTHEAST PLAZA SHOPPING CENTER



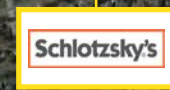
HARRISBURG ESTATES
(22 LOTS)

MAGNA CARTA PLACE
(31 LOTS)



MEMORIAL PARKWAY SW (± 22,339 VPD)

1



AREA OVERVIEW

Huntsville, AL

Huntsville is located at the northern end of Alabama and has been exploding with recent residential and commercial developments. Originally founded in 1805, the city thrived off humble beginnings in textile mills. Now “From Cotton to Rockets” this city calls home to major Fortune 500 companies and government entities, including but not limited to: the NASA Marshall Space Flight Center, the FBI, the United States Army Aviation and Missile Command, and Raytheon. Surrounded directly by the Tennessee River and the Monte Sano State Park, the city enjoys ample outdoor amenities to go along with its impressive space, biotech, and defense-sector presence.

The city, known for both its constant growth and Southern charm, is continually named as one of the top places to live and work in the country. Residential and multifamily projects have been abundant around the city over the last few years, which has led to increased commercial demand. Per the 2020 Census it currently has a population of 215,006 and is the largest city in Alabama and the 105th largest city in America. Madison, a town on the west side of Huntsville is also home to a minor league baseball team and 7,000 seat Toyota Field. Prominent retail brands like Trader Joes and TopGolf have recently opened. There have been ample apartment and housing developments recently and over 5,500 units being developed in the next couple years. USA Today has even rated Huntsville International Airport as the #2 “Best Small Airport.”



AREA OVERVIEW

TOP EMPLOYERS



COUNTY
Madison



METRO
Huntsville-Decatur

INDUSTRY STATISTICS

INDUSTRY	EMPLOYMENT	PERCENTAGE
TRADE TRANSPORT & UTILITIES	5,894	17.32%
INFORMATION	587	1.73%
FINANCIAL ACTIVITIES	1,690	4.97%
PROFESSIONAL & BUSINESS SERVICES	1,710	5.03%
EDUCATION & HEALTH	10,145	29.81%
LEISURE & HOSPITALITY	3,590	10.55%
OTHER SERVICES	4,167	12.25%
PUBLIC ADMIN	2,192	6.44%
NATURAL RESOURCES & MINING	15	0.04%
CONSTRUCTION	1,179	3.46%
MANUFACTURING	2,859	8.40%

HOUSEHOLD EXPENDITURES

CONSUMER SPENDING	TOTAL	PERCENTAGE
APPAREL	\$32,656,034	5.39%
ENTERTAINMENT, HOBBIES, PETS	\$92,805,083	15.32%
FOOD & ALCOHOL	\$168,360,275	27.80%
HOUSEHOLD	\$97,019,596	16.02%
TRANSPORTATION & MAINTENANCE	\$151,478,969	25.01%
HEALTH CARE	\$32,635,511	5.39%
EDUCATION & DAYCARE	\$30,709,536	5.07%

IN THE NEWS

NICHE®

9th

Best Cities to buy
a House in America

NICHE®

3rd

Most Diverse Places
to Live in Alabama

92 miles to Birmingham



110 miles to Chattanooga



118 miles to Nashville



180 miles to Atlanta



**11120 MEMORIAL PKWY SW
HUNTSVILLE, AL 35803**

1 MILE

3 MILES

5 MILES

POPULATION

2021 Estimated Population	6,087	35,316	64,550
Population 5 Years Forecast	6,174	36,315	68,216
Population 10 Years Forecast	6,391	37,826	72,156
Average Age	44	44	43

HOUSEHOLDS

2021 Estimated Households	2,567	14,925	27,435
Households 5 Years Forecast	2,603	15,338	28,908
Households 10 Years Forecast	2,693	15,971	30,528

INCOME

Household Average Income	\$96,940	\$94,789	\$101,079
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BUSINESS

Total Businesses	108	602	1,211
Total Employees	1,794	9,914	18,865

POINTS OF INTEREST

- 1 Madison City Hall
- 2 Insanity Complex
- 3 Madison Chamber of Commerce
- 4 Village of Providence
- 5 Oakwood University
- 6 MidCity District
- 7 Cummings Research Park West Jackson Center
- 8 Bridge Street Town Centre
- 9 Calhoun College
- 10 U.S. Space & Rocket Center
- 11 University of Alabama in Huntsville
- 12 Huntsville Botanical Garden
- 13 Metro Kiwanis Sportsplex
- 14 Merrimack Hall
- 15 Campus No. 805
- 16 Lowe Mill ARTS & Entertainment
- 17 Parkway Place Mall
- 18 Huntsville Aquatics Center
- 19 Huntsville Ice Sports Center
- Jaycee Community Building
- U.S. Veterans Memorial Museum
- John Hunt Park
- Kids' Space
- 20 Huntsville Tennis Center
- Huntsville Running Park and Sand Volleyball Courts
- 21 Maple Hill Cemetery
- 22 Historic Lowry House
- 23 Huntsville Dragway
- 24 Colonial Golf Course
- Fox Run Golf Course
- Jack Daniel's Distillery
- 25 Alabama A&M University
- State Black Archives Museum
- 26 North Alabama Railroad Museum
- 27 Monte Sano State Park
- 28 Burritt on the Mountain
- 29 Madison County Lake
- 30 Cathedral Caverns
- 31 RTJ Golf Trail at Hampton Cove
- 32 J.D. & Annie Hays Nature Preserve
- 33 Stovehouse
- 34 Toyota Field
- 35 Ditto Landing



I-565 EXITS

- 7 County Line Road
- 8 Huntsville International Airport (HSV)
- 9 Madison & Madison Historic District
- 10 Town Madison Boulevard/Toyota Field
- 13 Madison Boulevard/Toyota Field
- 14 Redstone Arsenal/NASA
- 15 Space Center/UAH/Sparkman Drive
- 17 Governors Drive
- 19 Alabama A&M, Downtown, Historic Districts, Memorial Parkway, U.S. 231 & 431, Visitor Center, Von Braun Center.
- 20 Oakwood Avenue

LAND TRUST NATURE PRESERVES

- 1 Monte Sano Nature Preserve
- 2 Chapman Mountain Nature Preserve
- 3 Wade Mountain Nature Preserve
- 4 Rainbow Mountain Nature Preserve
- 5 Blevins Gap Nature Preserve
- 6 Green Mountain Nature Preserve
- 7 Bethel Spring Nature Preserve
- 8 Harvest Square Nature Preserve

PROPERTY DESCRIPTION



LOCATION

11120 Memorial Pkwy SW,
Huntsville, AL 35803



BUILT

Location was built in 1997



RENTABLE AREA

2,932 SF



LAND AREA

0.99 AC (43,099 SF)



PARKING

42 spaces (14.3 per 1000 SF)



OWNERSHIP

Fee Simple (Land & Building)



ZONING

Per the city of Huntsville the
location is zoned as RC



ACCESS

There are 2 access points via
Memorial Pkwy SW



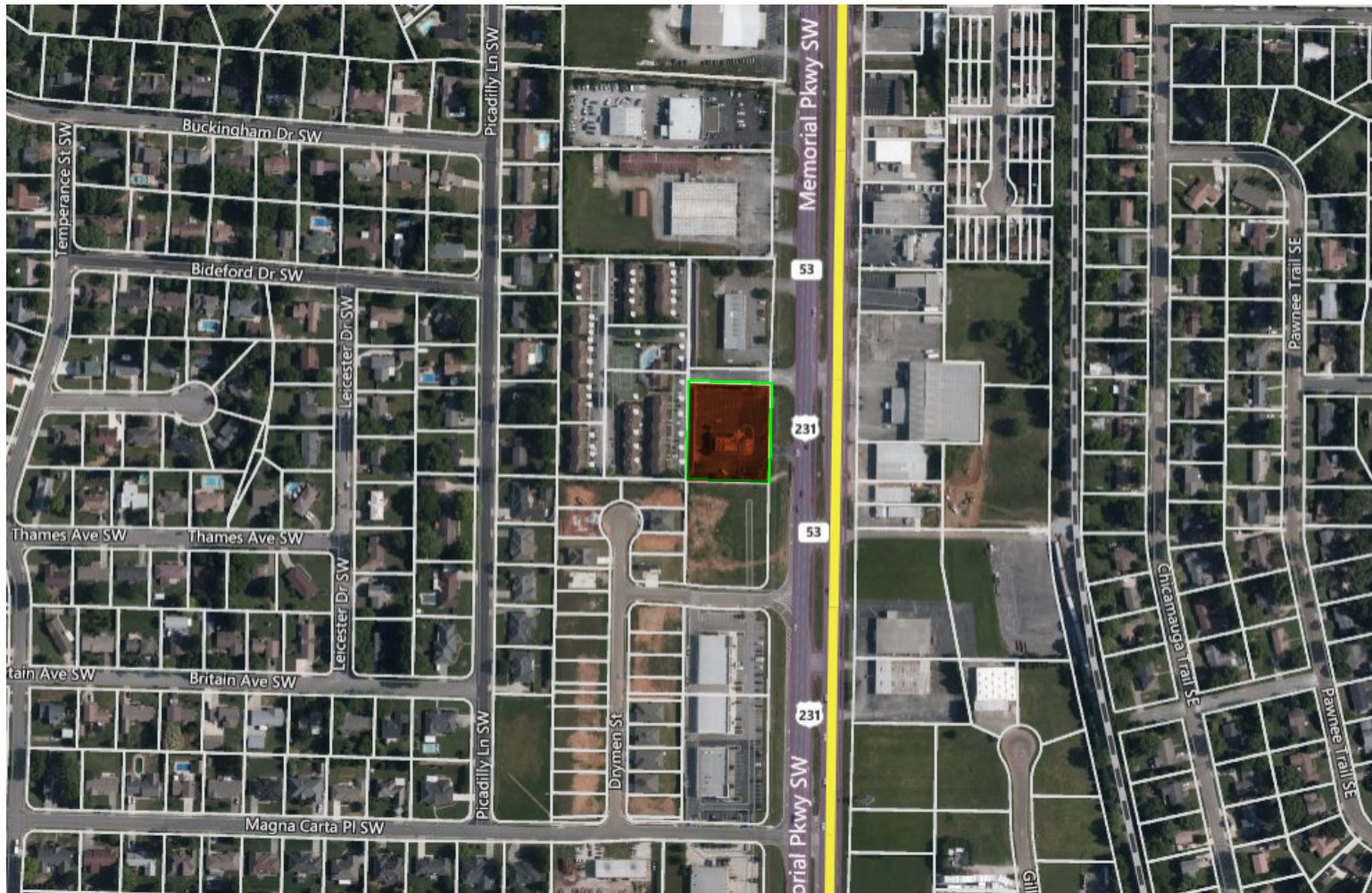
TRAFFIC COUNTS

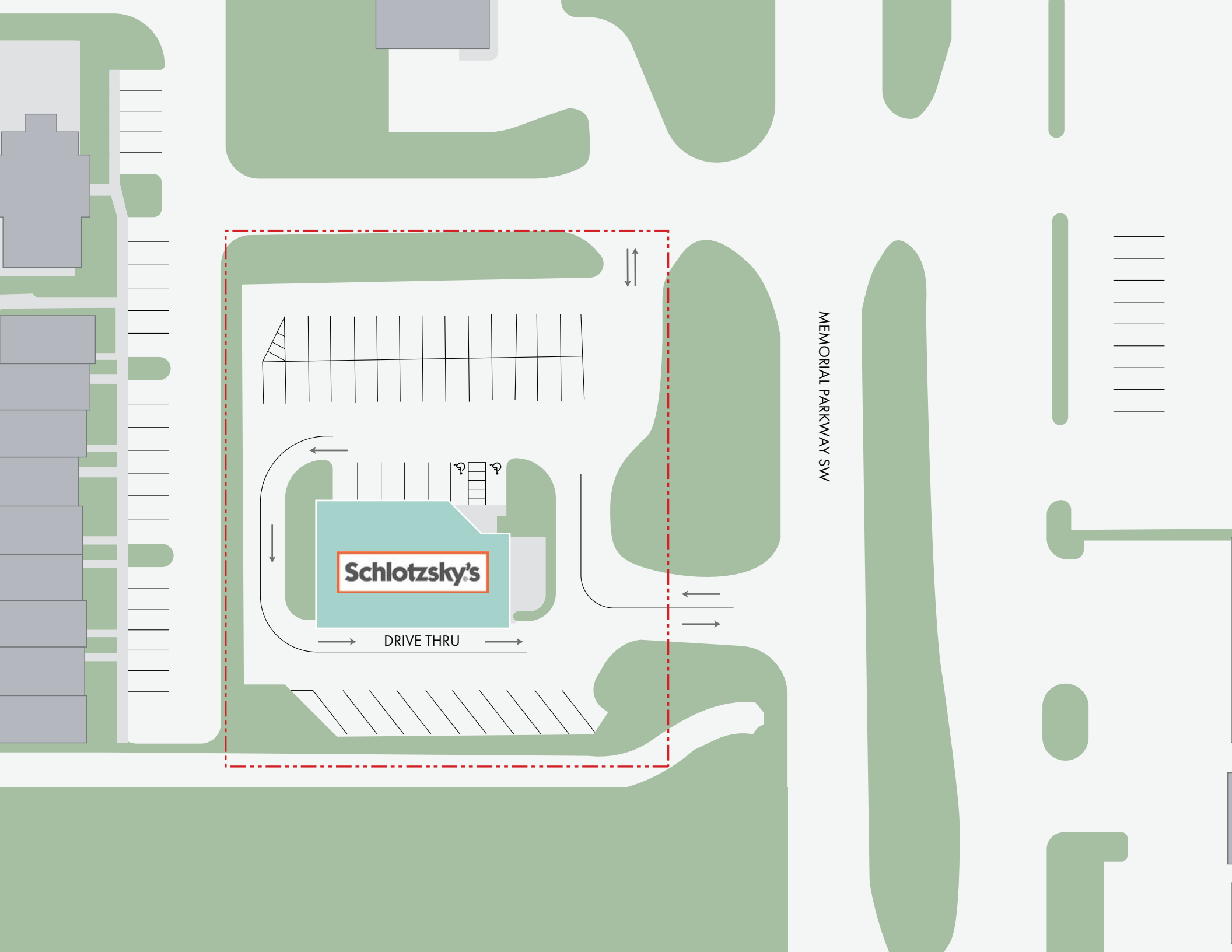
Memorial Pkwy SW ±22,339 VPD



PARCEL MAP

APN: 23-03-07-2-001-002.000





Schlotzsky's

DRIVE THRU

MEMORIAL PARKWAY SW



Schlotzskys // www.schlotzskys.com

Schlotzsky's is an American franchise chain of restaurants, specializing in sandwiches and pizza. Schlotzsky's has more than 330 franchised and company-owned locations throughout the United States. Most locations are in the south and southwestern United States, but the company is expanding into areas across the country, particularly the north and southeast. It became a part of the Focus Brands portfolio in 2006.

Parent Company:	Focus Brands
Company Type:	Public (FOCS)

Locations:	330+
Employees:	1,000+

2020 Revenue:	\$1.36 B
2020 Assets:	\$3.1 B



N

NOT TO SCALE

REDSTONE ARMY AIRFIELD

NASA MARSHALL SPACE
FLIGHT CENTER

FBI REDSTONE

ARMY MATERIAL
COMMAND HEADQUARTERS

1 SOUTHEAST PLAZA SHOPPING CENTER

Walmart
Save money. Live better.

SONIC

ZAXBY'S

Raytheon
Technologies

EASTGATE
(67 LOTS)

WHITESBURG ESTATES
(46 LOTS)

sam's club

THE HOME
DEPOT

HARRISBURG ESTATES
(22 LOTS)

CVS

MAGNA CARTA PLACE
(31 LOTS)

MEMORIAL PARKWAY SW (\pm 22,339 VPD)

LOWE'S

1

STARBUCKS

WHATABurger

TACO BELL

Schlotsky's

WAFFLE
HOUSE

planet
fitness

RENT ROLL

TENANT NAME	SF	DATE	INCREASE	MONTHLY RENTAL RATES		ANNUAL RENTAL RATES		RECOVERY TYPE	LEASE START	LEASE EXPIRATION	LEASE OPTIONS
				RENT	PSF	RENT	PSF				
Schlotzsky's	2,932	Current		\$8,812	\$3.01	\$105,740	\$36.06	NNN	Year 1	Year 15	4 (5 Year) 7.5% Increase
		Year 6	7.5%	\$9,473	\$3.23	\$113,671	\$38.77				
		Year 11	7.5%	\$10,183	\$3.47	\$122,196	\$41.68				







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