



SANDS INVESTMENT GROUP

CORPORATE ZAXBY'S LEASEHOLD OFFERING

Sands Investment Group is Pleased to Present for Sale the Corporate Zaxby's (Leasehold) Located on 4383 Courtney Drive in Tuscaloosa, AL. The Tenant Has Recently Exercised Their 1st 5 Year Option, 3.5 Years Ahead of Schedule, Showing Their Commitment to the Site. The Tenant Currently Reports Sales of Over \$4,250,000 and is Currently Ranked the 3rd Zaxby's in the Nation By Sales.

PRICE: \$2,629,245 | CAP: 7.00%



Tuscaloosa is a city in and the seat of Tuscaloosa County. The city of Tuscaloosa is located on the banks of the Black Warrior River. It is also known as the Druid City because of the numerous water oaks planted in its downtown streets. Tuscaloosa is the principal city of the Tuscaloosa Metropolitan Statistical Area, which includes Tuscaloosa, Hale and Pickens counties. According to the U.S. Census Bureau, Tuscaloosa has a total area of 70.3 square miles. Tuscaloosa is located approximately 60 miles (97 km) southwest of Birmingham. Well connected to other parts of the state, Tuscaloosa is served by several highways, including Interstates 20 and 59; U.S. Routes 11, 43, and 82; and Alabama State Highways 69, 215, and 215. The City of Tuscaloosa had a population of 97,072 as of July 1, 2021 and is Alabama's fifth-largest city. The city is the regional center of industry, commerce, healthcare, and education for the area of West Alabama.



Population

3-MILE	5-MILE	10-MILE
61,465	111,240	166,487



Average Household Income

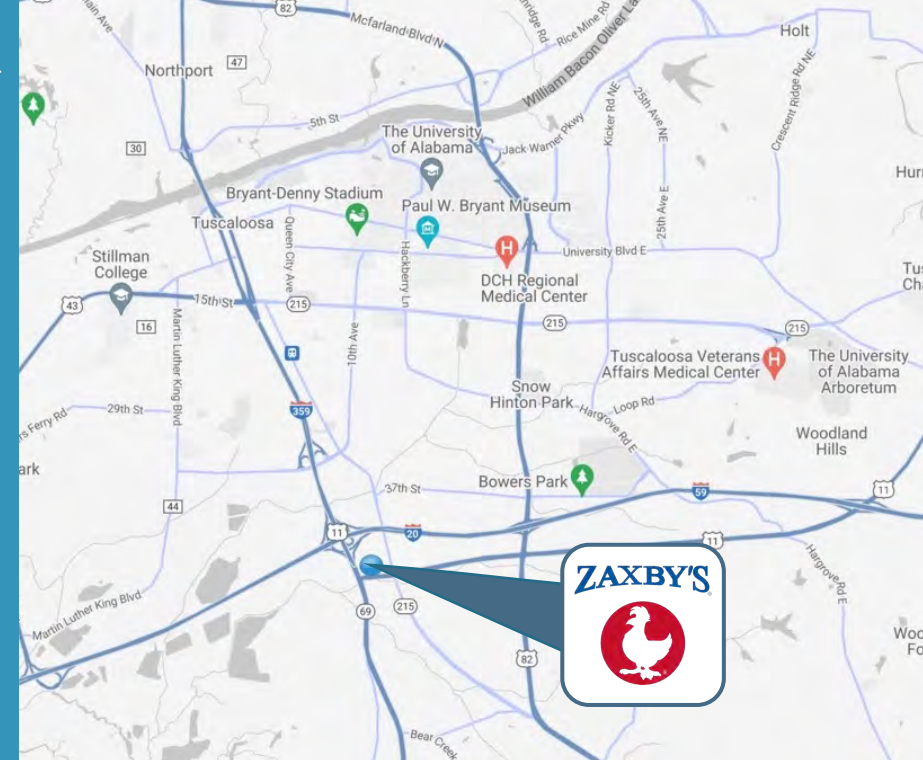
3-MILE	5-MILE	10-MILE
\$55,864	\$62,433	\$72,423



REPRESENTATIVE IMAGE

LEASE SUMMARY

TENANT	Corporate Zaxby's
PREMISES	Approximately 3,217 SF
LEASE COMMENCEMENT	February 15, 2005
LEASE EXPIRATION	September 30, 2030
LEASE TERM	8+ Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Leasehold
PERMITTED USE	Fast Food
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes



4383 Courtney Drive Tuscaloosa, AL 35405 | \$2,629,245 | 7.00%

EXCLUSIVELY MARKETING BY:

ANDREW DOUGLAS

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In Cooperation With BoR: Andrew Ackerman
Lic. # C0001099750

- Corporate Run Store With Over 1,000 Locations Nationwide
- Recently Exercised a 5 Year Extension, Which is 3.5 Years Ahead of Schedule
- Tenant Reports Sales – Average YOY Sales of \$4.25 Million
- Ranked the #3 Zaxby's Store in the Nation By Sales
- Located at the Intersection of Two Interstates I-59 and I-359
- Surrounded By 4 Hotels, a Movie Theatre and Several National Retailers
- 3 Additional 5 Year Options and 10% Increases Every 5 Years
- Located 3.5-Miles From the University of Alabama, Which Had 38,320 Students Enrolled in 2021