



# Sonic

Hazel Green, AL (Huntsville MSA)



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Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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# PROPERTY HIGHLIGHTS

- Absolute NNN Lease to Established Sonic Franchisee with Approximately 9 Years Remaining
- Strong Store Sales with Percentage Rent Included – 7.00% Rent-to-Sales Ratio
- Personal Guaranty from Experienced Operator with 32 Units
- Sonic is the Largest Drive-In Restaurant Brand in the U.S. with Over 3,500 Locations in 45 States
- Huntsville Area Voted #3 Best Place to Live in the Country by U.S. News
- Approximately Half a Mile from Townsend Place
- ~370 Acres of New Commercial & Residential Development



## ~15 MILES OUTSIDE OF THE CITY

Strong Location in Huntsville Suburb



## \$103,100+ AVERAGE HOUSEHOLD INCOME

within a 5 Mile Radius



Heavily Trafficked Corridor Along U.S. Route 431

**27,408 AADT AADT**



## FUNCTIONAL SITE

with Drive-Thru Component & Outdoor Patio Seating



**CLOSE PROXIMITY TO HAZEL GREEN HIGH SCHOOL & ELEMENTARY**



# PROPERTY OVERVIEW



## PRICE

**\$2,002,000**

6.00% CAP RATE

## LOCATION

The property is located at 14171 Hwy 231/431 in Hazel Green, Alabama.

## LOT SIZE

Approximately 1.6 acres or 70,402 square feet.

## IMPROVEMENTS

A 1,490 square foot building for **Sonic Drive-In** restaurant.

## LEASE

Leased to **SDI Hazel Green, AL, LLC** for 23 years from August 1, 2009 through January 15, 2033. Monthly Base Rent is the greater of \$8,600 or 7% of net monthly sales. Tenant has two consecutive options to extend the term, each for an additional five year period. The lease is NNN with tenant responsible for taxes, insurance, maintenance, and repairs, including roof and structure.

## ANNUAL RENT

Years	Annual Rent	Additional % Rent (2023)	Total NOI
Years 11 – 23	\$103,200	\$16,946	\$120,146

## FINANCING

The property will be delivered free and clear of permanent financing.



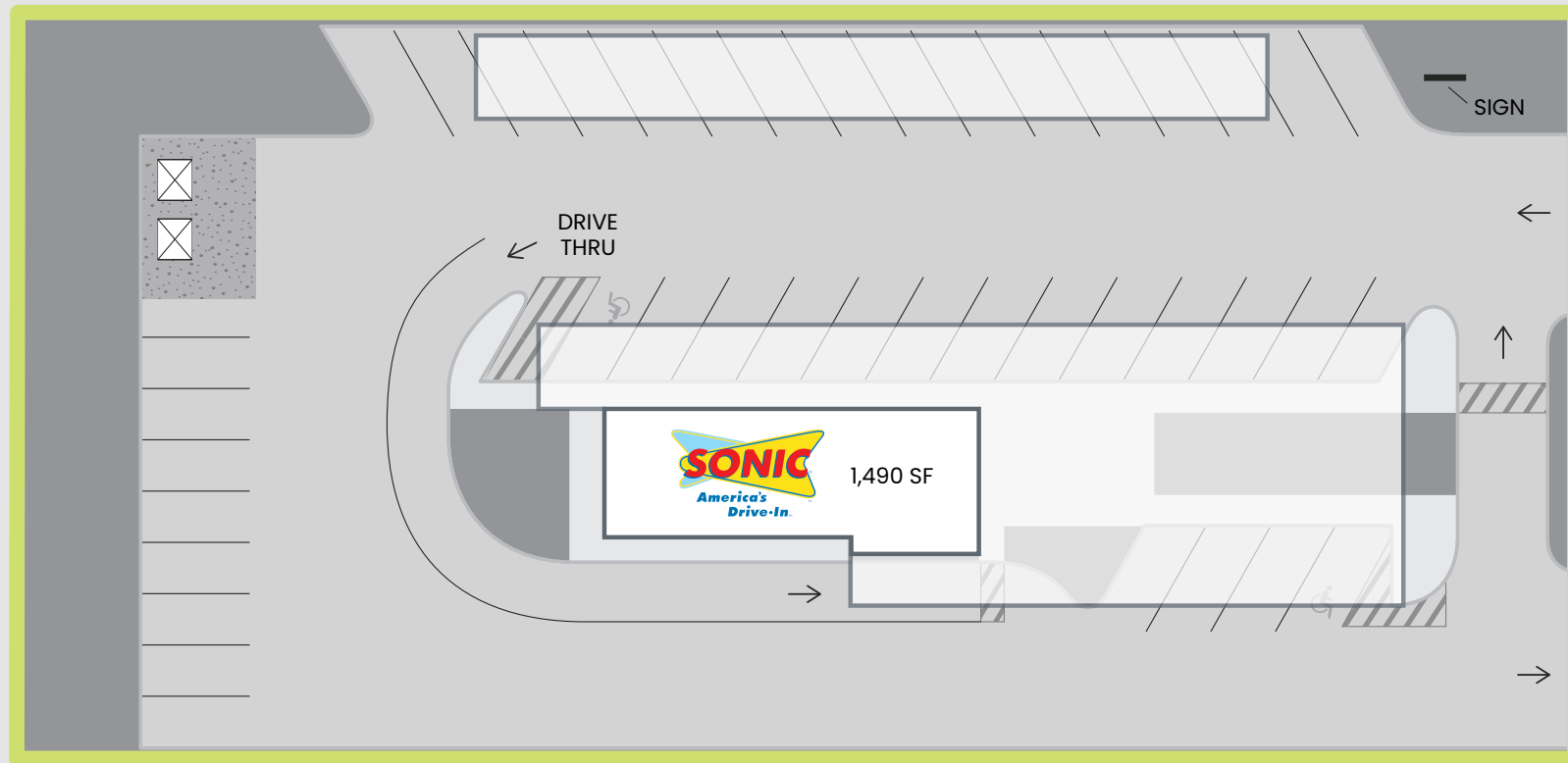
# TENANT INFORMATION



**Sonic** is the largest drive-in restaurant brand in the U.S., with 3,548 locations across 46 states. The company serves a wide array of breakfast, lunch, and dinner options, including sandwiches, burgers, desserts, and signature soft drinks, which are brought to customers' cars by carhops, often on roller skates. The brand is ranked #38 in Entrepreneur Magazine's Franchise 500, and was ranked the #4 burger chain nationwide by QSR Magazine in 2021.

Sonic is a subsidiary of Inspire Brands, Inc., which has acquired multiple major quick-service and casual dining restaurant brands in recent years: the company acquired Buffalo Wild Wings and Rusty Taco for \$2.9 billion in 2017, Sonic for \$2.3 billion in 2018, and acquired Jimmy Johns in 2019. Overall, Inspire Brands is the 2nd largest restaurant company in the U.S., with more than 32,000 restaurants and over 3,200 franchisees across 65 countries, with total system-wide sales of \$27.4 billion. Inspire Brands is a subsidiary of Roark Capital Group, an Atlanta-based private equity firm.

# SITE PLAN





# WEST VIEW










New Development  
(325 Acres Residential  
600+ New Homes)

TOWNSEND PLACE New Development  
(44+ Acres Commercial)















Hazel Green High School

Hazel Green Elementary

W Limestone Rd

Joe Quick Rd







(27,408 AADT)





# LOCATION OVERVIEW

Hazel Green is an unincorporated community on the northern side of Madison County, Alabama, just below the Tennessee line and is included in the Huntsville-Decatur Combined Statistical Area.

As of the 2010 census, the population of the Hazel Green community was 3,630 and has grown 7.5% to 3,901 in 2022, and yet the Huntsville Metropolitan Area's population of 648,217 makes it the 2nd-largest metropolitan area in Alabama. The total GDP for the Huntsville MSA is \$30,867.880M.

Huntsville is an up-and-coming research, technology, and high-tech manufacturing center in north Alabama. It is known as the "Space Capital of America." U.S. News & World Report named Huntsville the #3 Best Place to Live in the country. Forbes has named Huntsville one of the Top 20 Leading Metros for Business and Kiplinger's Personal Finance has named Huntsville one of the country's Top 10 Cities for Raising Families.





Sonic is strategically located with frontage on U.S. Highway 231/431 (27,408 AADT). The site benefits from robust demographics with a population of 78,366 within a 10 mile radius and average household income of \$103,131 within 5 miles of the site.

There are 65 colleges within 100 miles of Hazel Green enrolling a total of 251,375 students. The nearest university is Alabama A & M University in Normal, with an enrollment of 5,977 students, out of nearly 10,000 applicants, is 9.7 miles from Hazel Green. A-A & M offers both undergrad and graduate programs. Oakwood University, a private college in Huntsville, is 17 miles away and has an enrollment of 1,461. Oakwood is ranked #41 in the 2022 Best Regional Colleges.

Huntsville Hospital, 15 miles south of the site, is an 881-bed hospital that serves as the regional referral center for North Alabama and southern Tennessee. It is the second-largest hospital in Alabama and has expanded its services throughout the region with the development of Huntsville Hospital Health System contributing an annual economic impact exceeding \$1 billion.

# DEMOGRAPHICS



2021 POPULATION  
**78,366**



AVG. HOME VALUE  
**\$275,075**



AVG. HOUSEHOLD INCOME  
**\$103,131**

## 14171 Highway 231/431 | Hazel Green, AL

Population Summary	3 Miles	5 Miles	10 Miles
2020 Total Population	8,159	20,794	75,268
2023 Total Population	8,907	22,126	78,366
2028 Total Population	9,225	22,856	80,751
<b>Average Household Income</b>			
2023	\$90,973	\$103,131	\$101,805
2028	\$104,759	\$119,008	\$117,795
<b>Average Home Value</b>			
2023	\$232,906	\$254,171	\$275,075
2028	\$250,724	\$273,343	\$295,886

### Major Employers in Madison County

# of  
Employees

U.S. Army/Redstone Arsenal	30,000
NASA/Marshall Space Flight Center	6,000
Huntsville Hospital System	5,919
Huntsville City Schools	3,079
The Boeing Company	2,600
Madison County Schools	2,389
SAIC	2,229
City of Huntsville	2,206
ADTRAN	1,740
Uah	1,675





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