



76 NET LEASE GAS STATION

3335 AL-40 - Dutton, AL 35744

EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,164 SF 76 Net Lease Gas Station Located at 3335 AL-40 in Dutton, AL. This Deal Includes a Corporate Guaranteed Absolute Triple Net (NNN) Investment With Approximately 18-Years Remaining on the Lease, Providing For a Secure Investment.

Sale Price	\$483,282
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OFFERING SUMMARY

Cap Rate:	7.75%
NOI:	\$37,454
Price / SF:	\$223.33
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	3335 AL-40
City, State, Zip:	Dutton, AL 35744
County:	Jackson
Building Size:	2,164 SF



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Corporate Guaranteed Absolute Triple Net (NNN) Investment With Approximately 18-Years Remaining on the Lease
- Brand Strength And Upgrades; Subject Property Was Recently Renovated With New Gas Pumps; Canopy and Signage to Reflect the Modern 76
- Strategically Located on the Corner of Alabama Route 40 and I-18 With Easy Ingress/Egress
- Centrally Located in Between Huntsville, AL and Chattanooga, Tennessee and Right Off Guntersville Lake, Which Covers Over 100+ Miles
- The Tenant is Currently Partnered With 76; Valero; Exxon; Mobil; Travel Centers of America; TA Express; VP Racing and Marathon
- Gas Stations Offer Increased Depreciation Expenses - Consult Your CPA



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

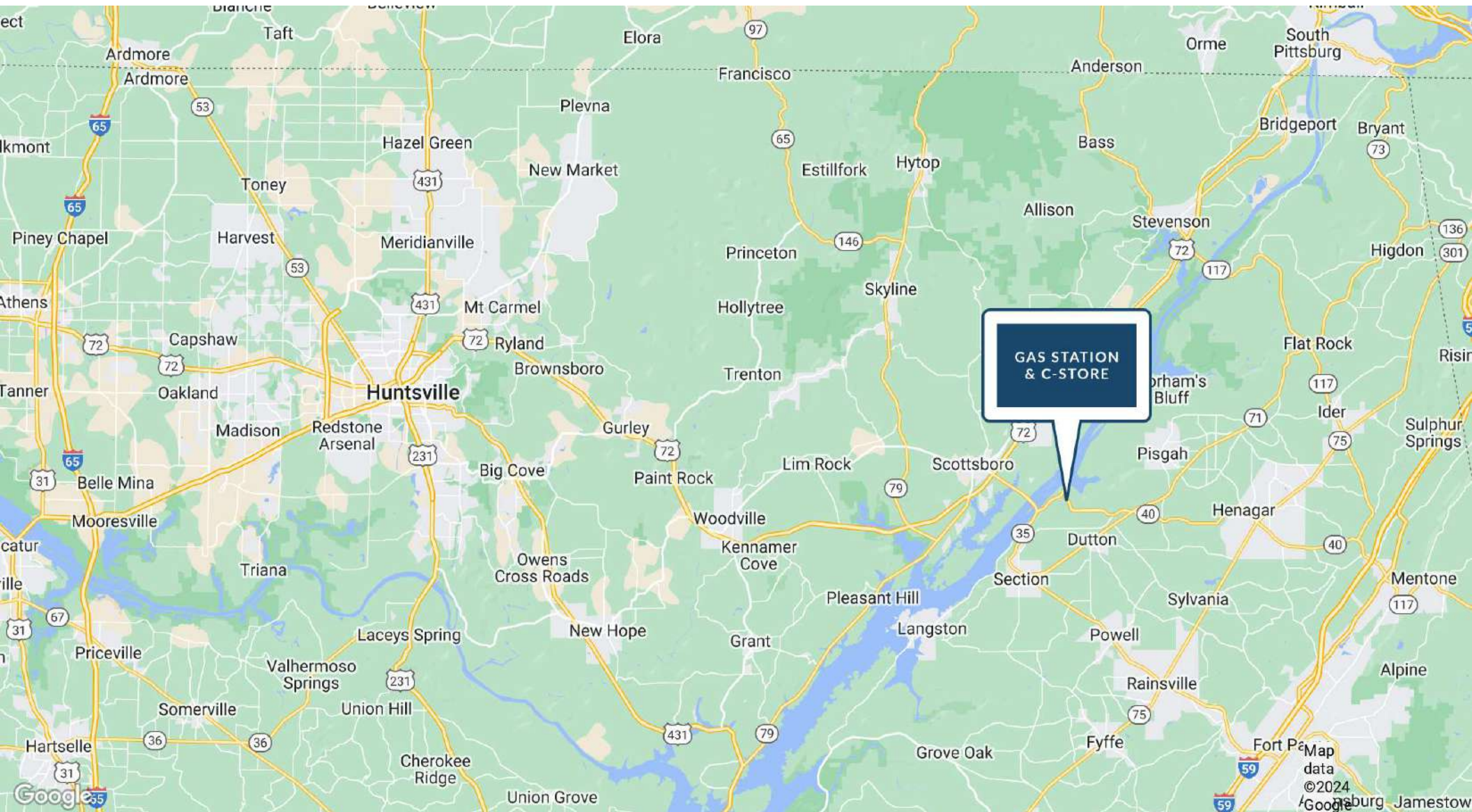
Tenant:	Corporate
Premises:	2,164 SF
Base Rent:	\$37,454
Rent Per SF:	\$17.31
Lease Commencement:	08/24/2022
Rent Commencement:	08/24/2022
Lease Expiration:	08/31/2042
Lease Term:	18 Years Remaining
Renewal Options:	4 x 5 Year Options
Rent Increases:	2% Annually
Lease Type:	Absolute NNN
Use:	Convenience
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:	No
Guarantor:	Corporate



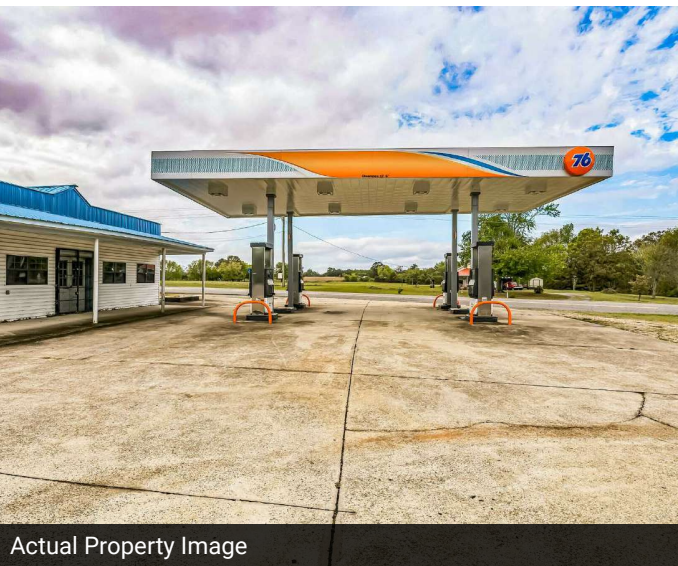
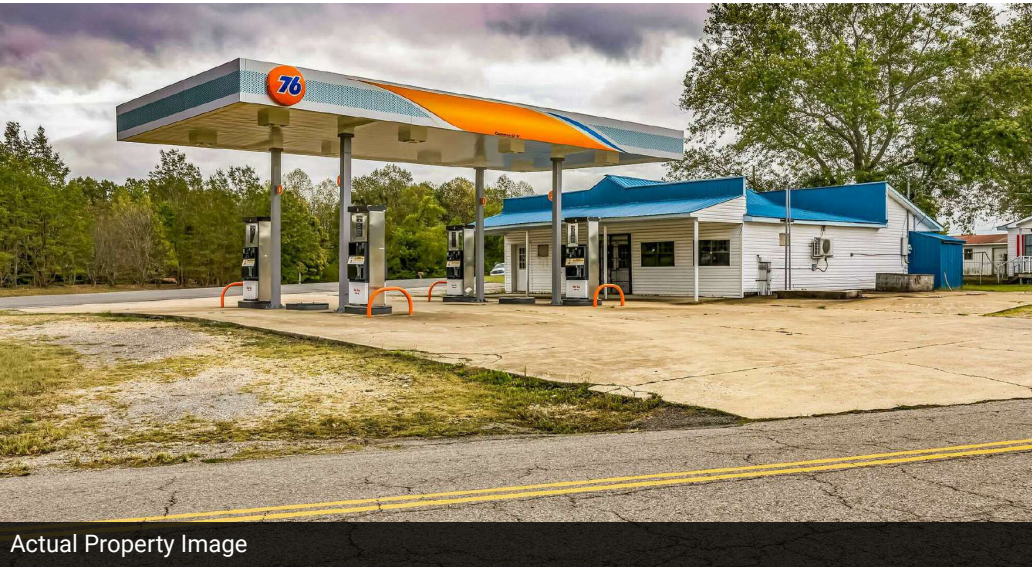
SECTION 3

PROPERTY INFORMATION

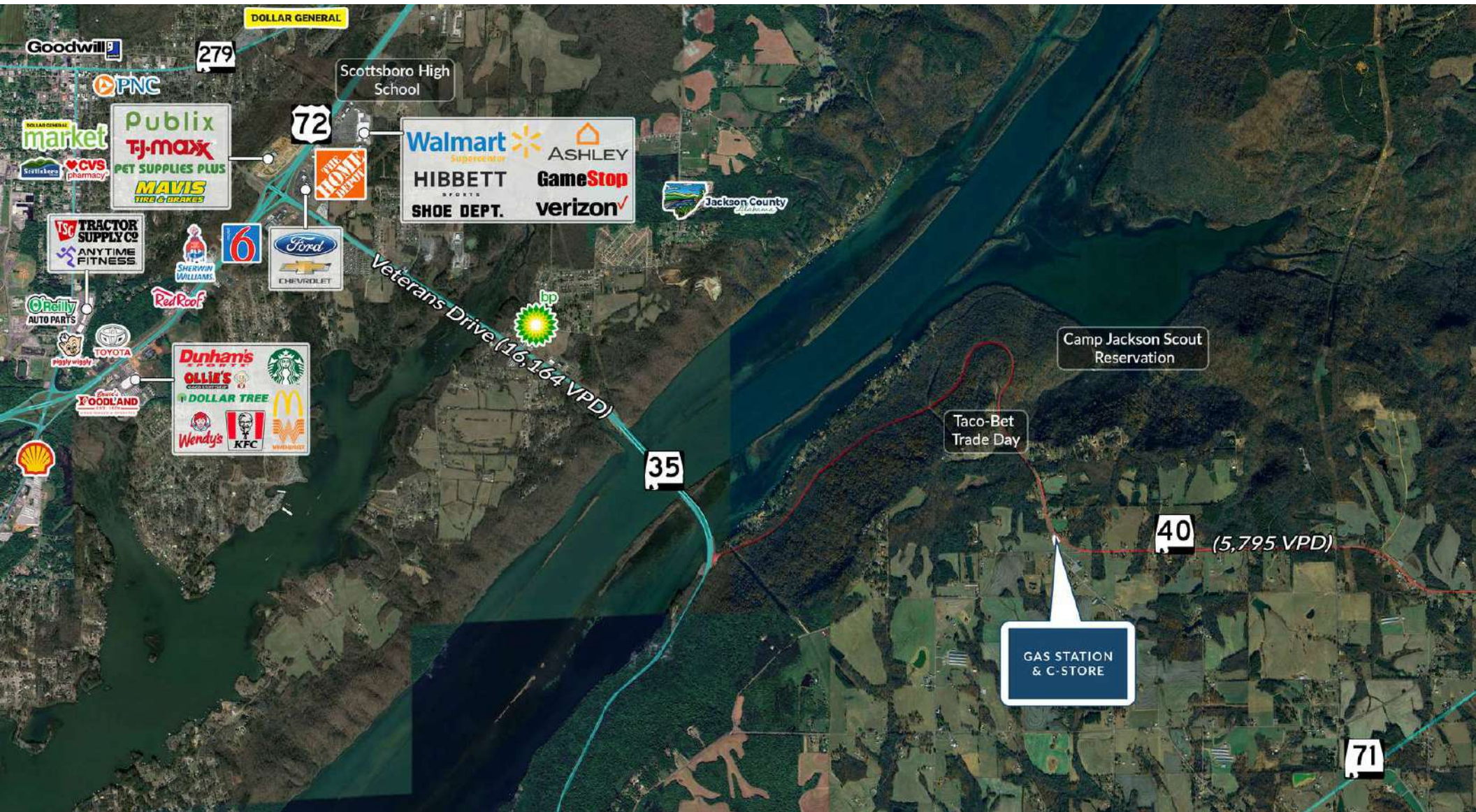
LOCATION MAP



PROPERTY IMAGES



AERIAL MAP



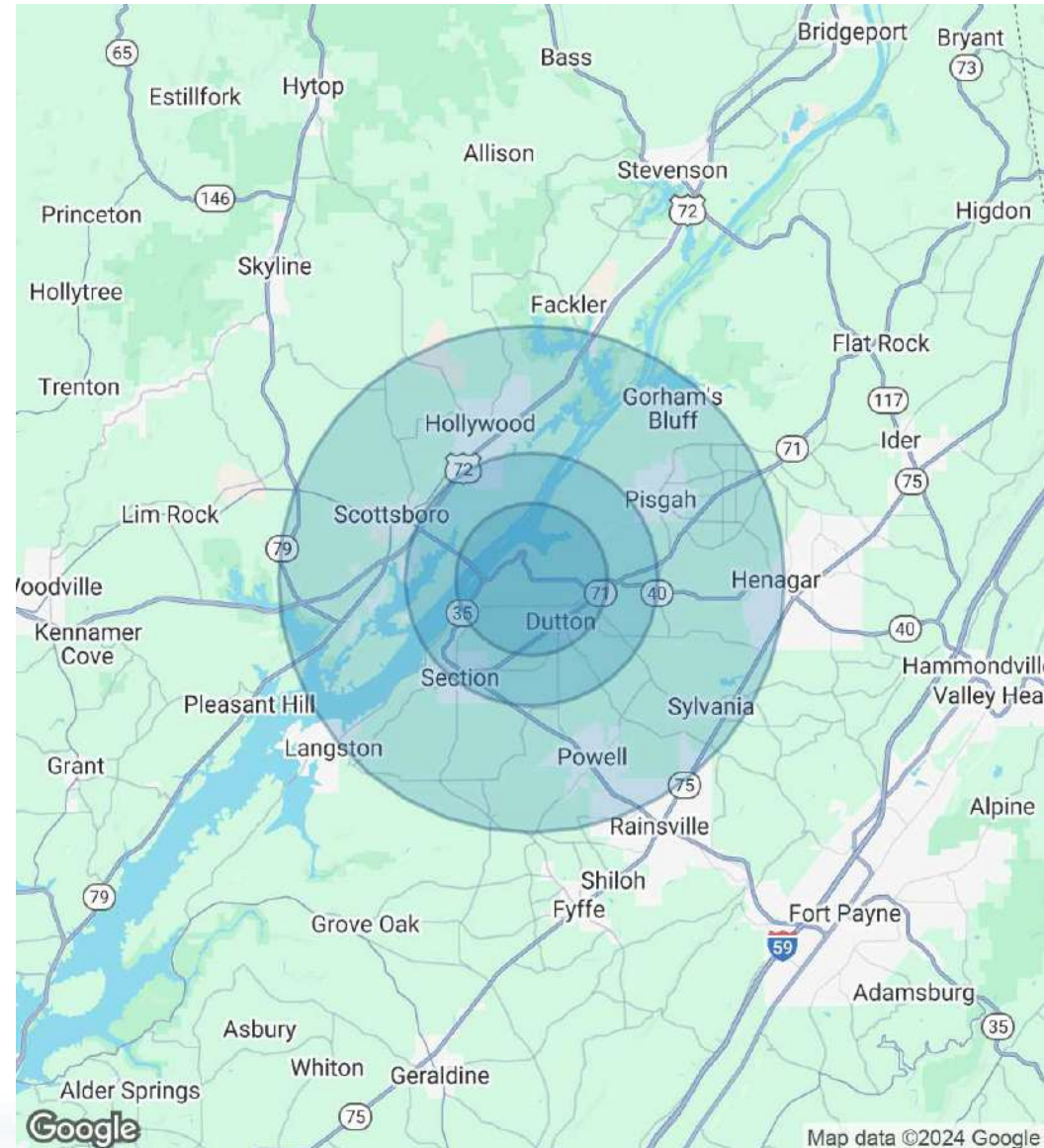
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,511	7,656	32,469
Average Age	44	44	43
Average Age (Male)	42	43	42
Average Age (Female)	45	46	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,032	3,171	13,409
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$79,289	\$81,909	\$74,260
Average House Value	\$191,099	\$212,665	\$198,244

TRAFFIC COUNTS

Alabama Ste Rte 40	5,795 VPD
Veterans Drive	16,164 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Huntsville, AL



Huntsville International Airport

DUTTON, AL

Dutton, Alabama, is a small town located in Jackson County in the northeastern part of the state. Northeastern Alabama, within Jackson County. The town is situated on Sand Mountain, a plateau that extends into parts of Alabama, Georgia, and Tennessee, offering scenic views and rural landscapes. It is located approximately 60 miles east of Huntsville, AL, and about 20 miles from Scottsboro, AL, the county seat. Dutton has a 2024 population of 342.

Dutton, AL, is a small town in Jackson County with a rural-based economy. Agriculture plays a significant role, with farming activities like poultry, cattle, and crop production (such as soybeans and corn) contributing to the local economy. Some residents of Dutton likely commute to Huntsville for employment, particularly in higher-paying industries such as aerospace, defense, and technology. Huntsville is home to major employers like NASA's Marshall Space Flight Center, Redstone Arsenal, and a thriving tech sector. Technology, space, and defense industries have a major presence in Huntsville along with the Cummings Research Park. With multiple established economic cornerstones in our community like Redstone Arsenal, Huntsville Hospital, and NASA Marshall Space Flight Center, the City remains poised to continue strong growth in all economic sectors. Home to several Fortune 500 companies, Huntsville also offers a broad base of manufacturing, retail and service industries. The nearest major airport to Dutton, Alabama, is the Huntsville International Airport (HSV), located approximately 60 miles west of Dutton. The airport enhances access to major business centers, attracting investment in industries such as agriculture, logistics, and manufacturing by facilitating the transportation of goods and services.

Dutton, Alabama, is a small rural town, but it offers a peaceful environment and proximity to natural attractions and recreational activities in the surrounding area. Dutton is located on Sand Mountain, a plateau that stretches across northeastern Alabama. The area offers scenic views, rolling landscapes, and opportunities for outdoor activities like hiking, nature walks, and wildlife watching. The natural beauty of the mountain provides a tranquil setting for outdoor enthusiasts to explore the countryside and enjoy rural landscapes. Pisgah Gorge is a hidden gem with beautiful waterfalls, scenic views, and hiking trails. The area is popular for nature walks and photography, especially in the fall when the foliage is vibrant. Buck's Pocket State Park is Roughly 30 minutes south of Dutton. This state park is known for its rugged landscape, deep canyons, and stunning overlooks of the Appalachian foothills. Buck's Pocket offers hiking trails, camping facilities, and scenic viewpoints. Lake Guntersville is about 25 miles from Dutton. Lake Guntersville is one of Alabama's largest lakes and a popular spot for fishing, boating, and water sports. It is surrounded by Lake Guntersville State Park, which offers additional recreational opportunities such as hiking, camping, and bird-watching.

CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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