



1518 E. THREE NOTCH ST. | ANDALUSIA, AL

PRICE: \$785,000 | CAP: 7.00%

INVESTMENT OFFERING



INVESTMENT SUMMARY

Retail Investment Group is pleased to be the listing agent for Church's Chicken in Andalusia, Alabama. The property is $\pm 2,968$ square feet and sits on ± 1.02 acres. This property has ± 15 years remaining on an absolute NNN lease. There are 2% increases annually.

This Church's Chicken is in a prime location adjacent to retailers such as Piggly Wiggly and Dollar Tree. The property sits on E. 3 Notch St. which sees $\pm 9,354$ VPD. It is also only ± 1.5 miles from Andalusia High School (489 students) and ± 1 mile from Lurleen B. Wallace Community College (1,838 students). This Church's Chicken is right off Bypass Road, which sees an impressive $\pm 16,400$ vehicles per day.

PROPERTY INFORMATION

Address:	1518 E. 3 Notch St. Andalusia, AL 36420
Price:	\$785,000
Cap Rate:	7.00%
NOI	\$54,945
Lessee:	Wyatt Restaurant Group, LLC
Building Size:	±2,968 Square Feet
Land Area:	±1.02 Acres
Lease Expiration:	09/30/2034
Options:	(2) 5-Year Options
Lease Type:	Absolute NNN
Increases:	2% Annually
Guarantee:	Personal Guarantee
ROFR:	30 Days

INVESTMENT HIGHLIGHTS

- Bite Size Deal
- Absolute NNN
- 2% Increases Annually
- Adjacent Piggly Wiggly and Dollar Tree
- High Average HH Value: \$141,111 Within ±1 Mile
- Bypass Rd. sees ±16,400 VPD
- E. 3 Notch St. sees ±9,354 VPD
- ±1 Mile from Lurleen B. Wallace Community College
- ±1.5 Miles from Andalusia High School (489 Students)









ABOUT THE CITY | ANDALUSIA, ALABAMA

Andalusia is located in the heart of Southern Alabama. Andalusia is home to approximately 8,735 people and multiple historical sites including: City Hall, Church Street Cultural Arts Centre, Three Notch Museum, Springdale House and Covington County Veterans' Memorial Park. Historic murals displaying the city's beginnings sprinkle the downtown area adding to the life and color of Andalusia. Frank Jackson State Park and Conecuh National Forest serve as two perfect spots for camping, boating, hiking and just enjoying the outdoors. Not far from Andalusia are multiple popular destinations like the Chautauqua Winery, Miramar Beach and the Alabama state capital, Montgomery. Andalusia hosts the popular Bicentennial Car Show, Annual Three Notch Market Arts and Crafts Festival and the Candyland Christmas Half Marathon and 5K for local entertainment and fundraising purposes, attracting tourists to the area.

The Most popular industries in Andalusia are manufacturing, retail trade and health care and social assistance. The most common jobs are office and administrative support, production, and management occupations.



ABOUT THE BRAND | CHURCH'S CHICKEN

In 1952, George W. Church opened the very first Church's Chicken To-Go restaurant in San Antonio, Texas. Today, the Church's Chicken headquarters is in Atlanta, Georgia, and the company is bringing in an estimated \$1.2 billion in revenue annually.

Church's Chicken is all about "Bringin' That Down Home Flavor" by creating delicious southern comfort foods for over 60 years. Church's Chicken is known first and foremost for their fried chicken, but also offer a variety of sides like mashed potatoes and gravy, baked macaroni and cheese, fried okra, cole slaw, corn on the cob, french fries, jalapeno cheese bombers, and honey-butter biscuits. The company is also passionate about giving back. Church's Chicken has partnered with No Kid Hungry since 2016. Church's was named the Dine Out for No Kid Hungry Newcomer of the Year after finding great success in fundraising. To date, Church's Chicken has raised over \$700,000 for this cause resulting in 7 million nutritious meals for children across the country.



POPULATION	1 MILE	5 MILES	10 MILES
2019	2,853	10,010	12,177
2024 (EST)	2,947	9,880	11,986



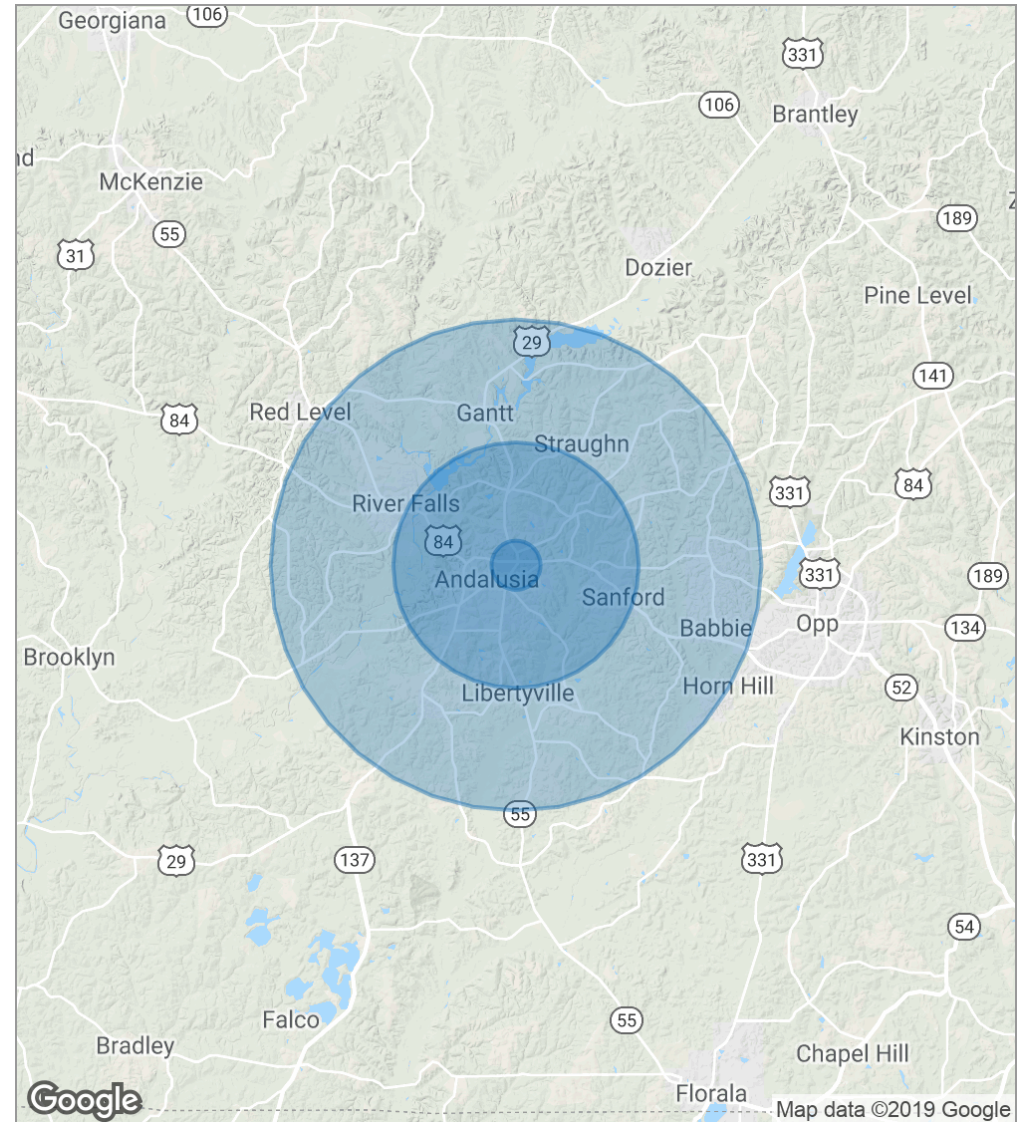
HOUSEHOLD INCOME	1 MILE	5 MILES	10 MILES
2019	\$52,183	\$51,148	\$52,159



HOUSEHOLDS	1 MILE	5 MILES	10 MILES
NUMBER OF HH	1,198	4,060	4,945
AVG HH VALUE	\$141,111	\$114,058	\$118,437



TRAFFIC	E 3 NOTCH ST	BYPASS RD
VEHICLES PER DAY	±9,354/day	±16,400/day





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