

# STRONG STATION

Huntsville (Madison), AL





# STRONG STATION

## PROPERTY OVERVIEW



### PROPERTY ADDRESS

7504 Hwy 72 W  
Madison, AL 35758



### SQUARE FEET

95,940



### OCCUPANCY

96%



### YEAR BUILT

2015



### ANCHOR TENANTS

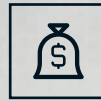
Sprouts Farmers Market, Hobby Lobby,  
Academy Sports & Outdoors (Shadow)



### AS-IS NOI

~ \$1.2 million

## INVESTMENT HIGHLIGHTS



Robust Demographics



Strong Property  
Fundamentals



NECESSITY GROCER ANCHOR  
- Sprouts Farmers Market



HUNTSVILLE - Fastest  
Growing MSA in Alabama



Limited Near-Term Capital  
Expenditures



Simultaneously Marketing  
with Crossings of Hoover

## PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
2020 Estimate	3,465	43,121	102,159
2025 Estimate	3,718	46,617	109,688
AVERAGE HOUSEHOLD INCOME			
2020 Estimate	\$106,416	\$114,643	\$104,430
BACHELOR'S DEGREE OR HIGHER			
2020 Estimate	57%	60%	56%



# HUNTSVILLE - THE FASTEST GROWING TECH CITY IN THE NATION



## RAPID POPULATION GROWTH

Huntsville has experienced rapid population growth with the total population increasing over 84% since 2000 and future projections predicting it to be the largest city in Alabama by 2022.



## EXPLOSIVE CORPORATE INVESTMENT

Considered the "Silicon Valley of the Southeast", Huntsville has welcomed several corporate expansions and investments from tech companies over the past 12 months. Please see below for the notable investments:



Y-TEC KEYLEX TOYOTETSU ALABAMA  
Invested \$222 Million



Invested \$111 Million



Invested \$66 Million



TOYOTA  
Invested \$270 Million



Invested \$50 Million



SANMINA  
Invested \$85 Million



LOCKHEED MARTIN  
Invested \$19 Million



## MAJOR EMPLOYMENT CENTER

Strong Station benefits from over 95,000 workers in a 5-mile radius and close proximity to Cummings Research Park, the second largest research park in the United States and the fourth largest in the world.

The surrounding submarket of Madison is exploding with ongoing development, including the following two major mixed use developments within 4 miles of strong station.

### CLIFT FARMS

This 500-acre development is located about 1 mile west of Strong Station and includes 400,000 SF of retail, 350,000 SF of office, and 1,400 multifamily units. The first units are expected to be delivered this spring.

### MIDCITY HUNTSVILLE

The 100-acre ongoing development is located around 4 miles east of Strong Station and includes 345,000 SF of retail, 200,000 SF of office, and 900 multifamily units. The total development cost is \$350 million.



RENDERING OF MIDCITY HUNTSVILLE



# STRONG PROPERTY FUNDAMENTALS



## SPROUTS FARMERS MARKET ANCHORED

Strong Station is anchored by Sprouts Farmers Market, providing a necessity grocer anchor that drives consistent consumer traffic to the Property.

- ✓ **HIGHLY SOUGHT AFTER GROCER WITH STRONG FOOT TRAFFIC**
- ✓ **RANKED AS ONE OF THE FASTEST GROWING RETAILERS IN THE UNITED STATES**
- ✓ **CORE GROCERY OFFERING WITH SIGNIFICANT TERM REMAINING**
- ✓ **MULTIPLE RENT BUMPS THROUGHOUT THE TERM**
- ✓ **LIMITED SPECIALTY GROCER COMPETITION**



## NATIONAL / REGIONAL TENANT MIX

The tenancy at Strong Station is comprised of over 95% national or regional tenants, enhancing the long-term viability of the income stream.



## NEW CONSTRUCTION

The Property was constructed in 2015, limiting any near term capital expenditure needs at the Property for future Ownership



## SECURE INCOME STREAM

Sprouts and Hobby Lobby represent over 79% of the income stream and have nearly 10 years of term remaining.



## ROBUST TRAFFIC COUNTS

The Property is located off US Hwy 72, one of the main corridors in the Huntsville MSA with over 46,000 vehicles per day.



## MULTI-ANCHOR DRAWING POWER

Strong Station benefits from a tenancy composed of multiple anchors (Sprouts Farmers Market, Hobby Lobby, Academy Sports and outparcels), providing significant drawing power.



# SITE PLAN



# RENT ROLL

SUITE	TENANT	SF
A	Hobby Lobby	55,000
A1	Another Broken Egg Café	3,600
A3	Amazing Nail Spa	1,600
A4	To Be Leased	2,000
A5	Piper & Leaf	1,600
A6	To Be Leased	1,600
A7	Earthwise	2,400
B	Sprouts Farmers Market	28,140
<b>TOTAL</b>		<b>95,940</b>

Current Tenant
  Available
  Not Included

**95,940 SF**  
 PROPERTY SIZE

**96%**  
 OCCUPANCY RATE

**95%**  
 NATIONAL / REGIONAL TENANTS

## INVESTMENT ADVISORS

**JIM HAMILTON**  
 Sr. Managing Director  
 404.942.2212  
 jim.hamilton@am.jll.com

**BRAD BUCHANAN**  
 Director  
 404.942.3192  
 brad.buchanan@am.jll.com

**MIKE ALLISON**  
 Director  
 404.942.3195  
 mike.allison@am.jll.com

**ANDREW KAHN**  
 Analyst  
 404.942.2220  
 andrew.kahn@am.jll.com

**ANDREW MICHOLS**  
 Analyst  
 404.942.2223  
 andrew.michols@am.jll.com

**TAYLOR CALLAWAY**  
 Analyst  
 404.942.3193  
 taylor.callaway@am.jll.com

