

# SINGLE TENANT ABSOLUTE NNN

C-Store & Gas Station Investment Opportunity



Brand New 15-Year Lease at COE | Off Interstate 85 (49,600 VPD) | Montgomery MSA

QUALIFIES FOR  
100% BONUS  
DEPRECIATION



12645 US-80

**PIKE ROAD ALABAMA**

ACTUAL SITE

**ARONOV**

**SRS** | CAPITAL  
MARKETS

EXCLUSIVELY MARKETED BY



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**ARONOV**



NATIONAL NET LEASE

Qualifying Broker: Martin Smith, SRS Real Estate Partners, LLC | AL License No. 000070431








The Grove at Stone Park

Stone Park Villas

**CIRCLE K**

**EAGLE**

ellianos coffee

FREEDOM DR

8,300 VPD

3,200 VPD

49,600 VPD

80

8

108

126

85





## OFFERING

<b>Pricing</b>	\$9,229,000
<b>Net Operating Income</b>	\$660,000
<b>Cap Rate</b>	7.15%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	12645 US-80, Pike Road, Alabama 36117
<b>Rentable Area</b>	7,647 SF
<b>Land Area</b>	1.72 AC
<b>Year Built / Remodeled</b>	2021 / 2022
<b>Tenant</b>	Eagle Gas
<b>Guaranty</b>	Personal
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	15 Years
<b>Increases</b>	2% Annual
<b>Options</b>	3 (5-Year)
<b>Rent Commencement</b>	COE
<b>Lease Expiration</b>	15-Year Term
<b>ROFO/ROFR</b>	No

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
<b>Eagle Gas</b>	7,647	COE	15-Year Term	Year 1	-	\$55,000	\$660,000	3 (5-Year)
(Personal Guaranty)				Year 2	2%	\$56,100	\$673,200	
				Year 3	2%	\$57,222	\$686,664	
2% Annual Increases Throughout Initial Term and Options Thereafter								

### Brand New 15-Year Lease | Annual Rental Increases | Options to Extend

- The tenant will enter at close of escrow into a brand new 15-year lease with 3 (5-year) options, demonstrating their commitment to the site
- The lease features 2% annual rental increases throughout the initial term and options thereafter, growing NOI and hedging against inflation

### Absolute NNN Sale-Leaseback | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

### Off I-85 | Near Hwy-80 | Strong National/Credit Tenant Presence | Nearby Home Developments

- Ideally positioned off I-85 (49,600) VPD, allowing for on/off ramp access to the site and surrounding trade area
- Near Hwy 80 which averages 8,300 VPD
- The site is near multiple national/credit tenants including Publix, Ellianos Coffee, Mavis, Dollar General, Circle K, Autozone, McDonald's and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The asset is in close proximity to Stone Martin Builders at Abbingdon, Loweder New Homes - Woodland Creek, and Woodland Creek

### Ideal Demographics in 5-Mile Trade Area | Six-Figure Incomes

- An affluent average household income exceeds \$135,449 within 5-mile radius
- More than 17,000 individuals residing within 5-miles of the subject property

# PROPERTY PHOTOS



PROPERTY PHOTOS



# PROPERTY PHOTOS



## ACCELERATED DEPRECIATION FOR CONVENIENCE STORE PROPERTIES

Previously, the Tax Cuts and Jobs Act (TCJA) of 2017 included a phasedown schedule that would have reduced bonus depreciation to 40% for the entirety of 2025. This phaseout was eliminated by the One Big Beautiful Bill Act (OBBBA), which was signed into law on July 4, 2025. Due to this recent tax reform, 100% bonus depreciation is permanently reinstated for most qualified gas station properties acquired and placed in service after January 19, 2025. For the period between January 1 and January 19, 2025, a 40% bonus depreciation rate applies. The construction and equipment associated with these properties can be reclassified and depreciated over shorter time periods than the traditional 39 year life for commercial property. Due to the fee simple ownership of this property, an investor can receive greater deductions in the earlier years of the asset, thus minimizing taxable income. This enables anyone investing in these properties to lower their taxes and reduce their exposure in the earlier years of ownership while enjoying the benefits of a passive income stream that comes with owning a single tenant property.

SRS NNL recommends that the prospective purchaser(s) consult with their tax professional for advice related to your specific situation and how you can take advantage of accelerated bonus depreciation.



## TWO METHODS FOR C-STORE DEPRECIATION

### COST SEGREGATION ANALYSIS

Cost segregation studies take into account each individual component of a property and place each piece on its own appropriate depreciation schedule (ex. gas pumps, HVACs, roof, etc). This process generally front-loads the depreciation of the property into the first few years of ownership, which can result in notable tax savings and may be ideal depending on the tax payer's yearly tax liability outside of this investment.

### 15-YEAR STRAIGHT LINE SCHEDULE

For some investors, it may make more sense to have the entire asset's depreciation spread out evenly using the 15-year straight line method. Qualified c-store equipment and property placed in service after Dec. 31, 2017 generally is depreciable using the straight line method over 15 years (shorter recovery period than the traditional 39 year life for commercial buildings).

## LOCATION



Pike Road, Alabama  
Montgomery County  
Montgomery MSA

## ACCESS



U.S. Highway 80/State Highway 8: 1 Access Point  
Freedom Drive: 2 Access Points

## TRAFFIC COUNTS



U.S. Highway 80/State Highway 8: 8,300 VPD  
Interstate 85: 49,600 VPD

## IMPROVEMENTS



There is approximately 7,647 SF of existing building area

## PARKING



There are approximately 45 parking spaces on the owned parcel.  
The parking ratio is approximately 5.88 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 08-05-15-0-002-003.001  
Acres: 1.72  
Square Feet: 74,923

## CONSTRUCTION



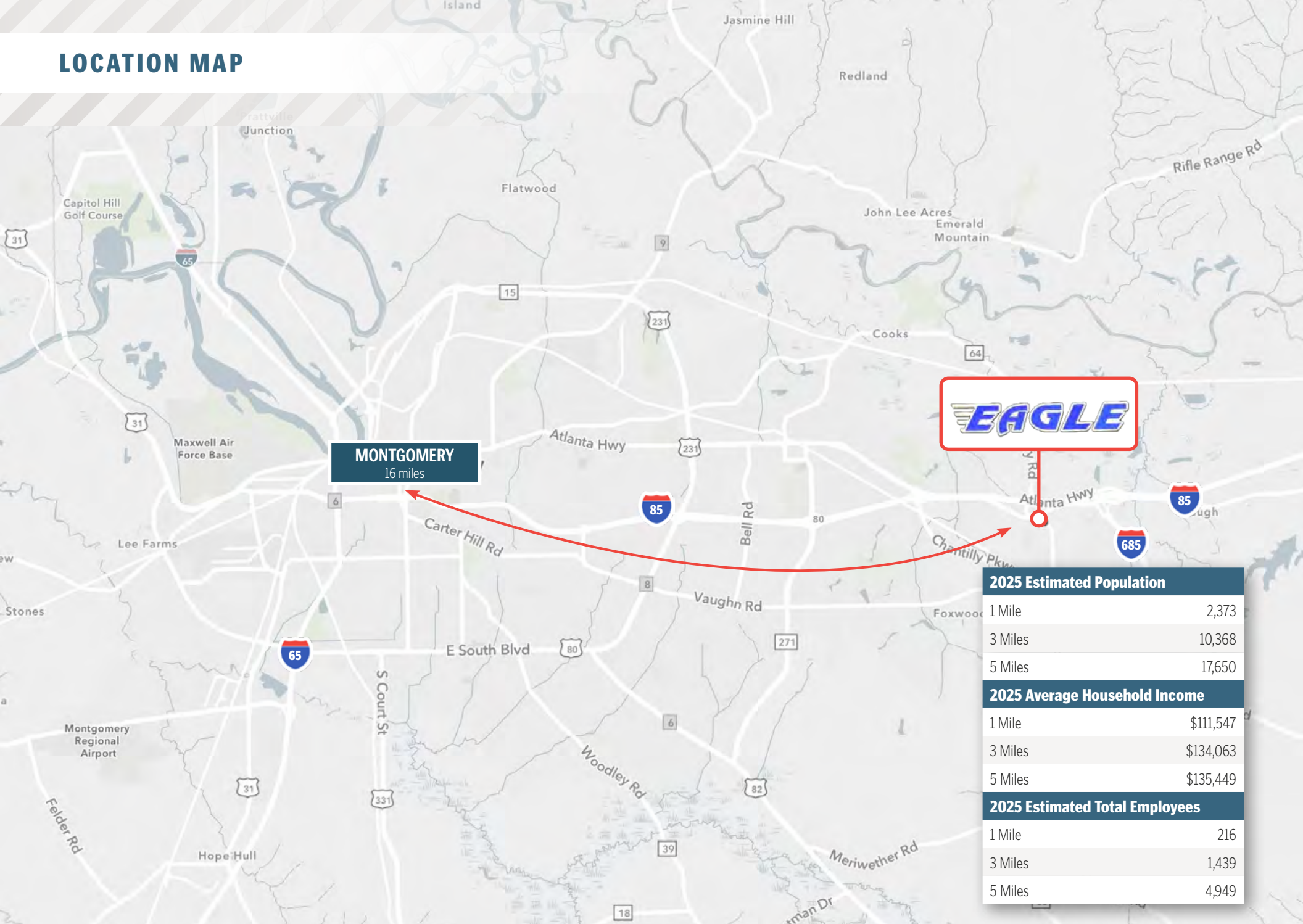
Year Built: 2021  
Year Renovated: 2022

## ZONING



General Commercial

# LOCATION MAP



**MONTGOMERY**  
16 miles



2025 Estimated Population	
1 Mile	2,373
3 Miles	10,368
5 Miles	17,650
2025 Average Household Income	
1 Mile	\$111,547
3 Miles	\$134,063
5 Miles	\$135,449
2025 Estimated Total Employees	
1 Mile	216
3 Miles	1,439
5 Miles	4,949



**EAGLE**

85 49,600 VPD

126

Cellianos coffee

CIRCLE K

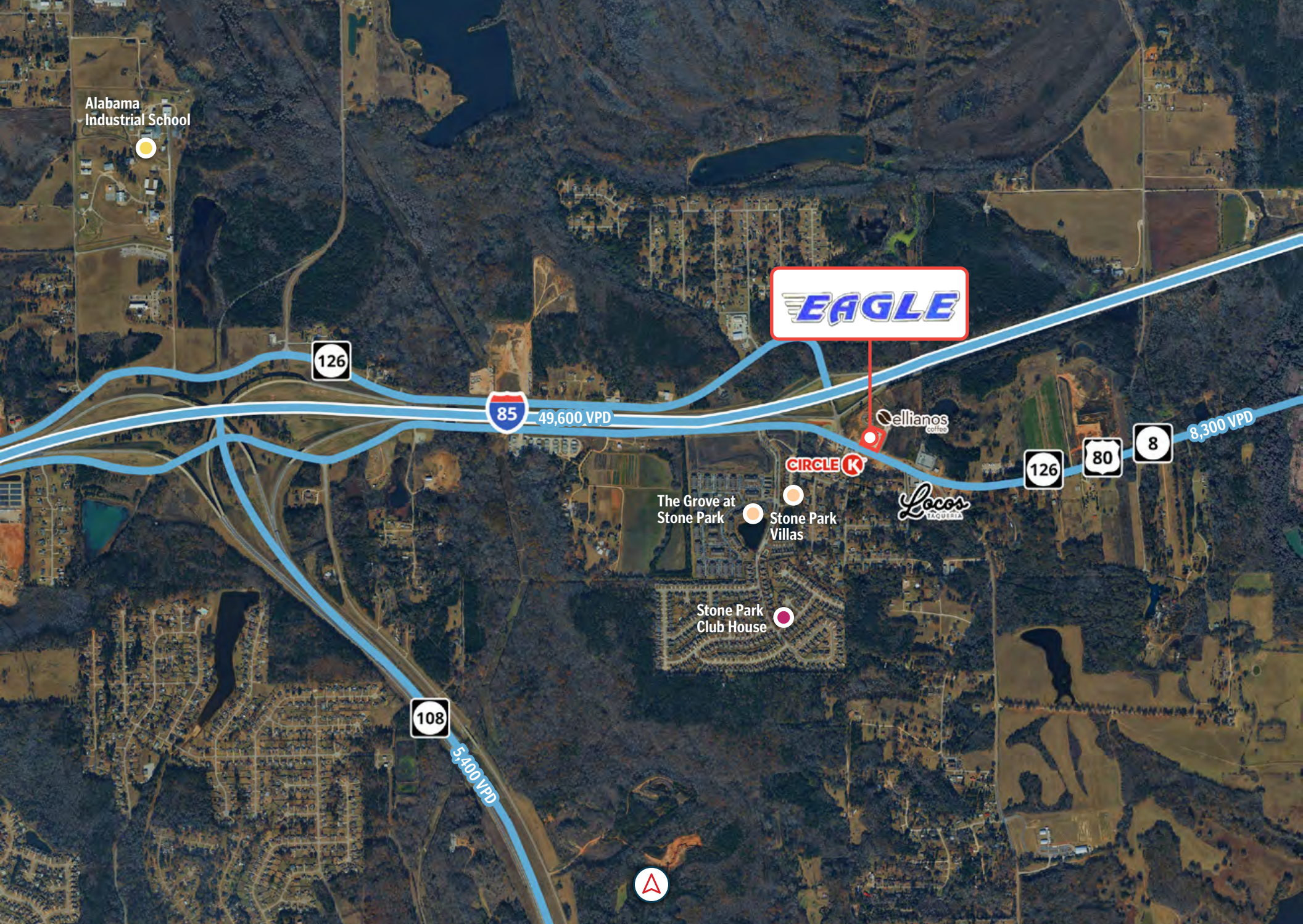
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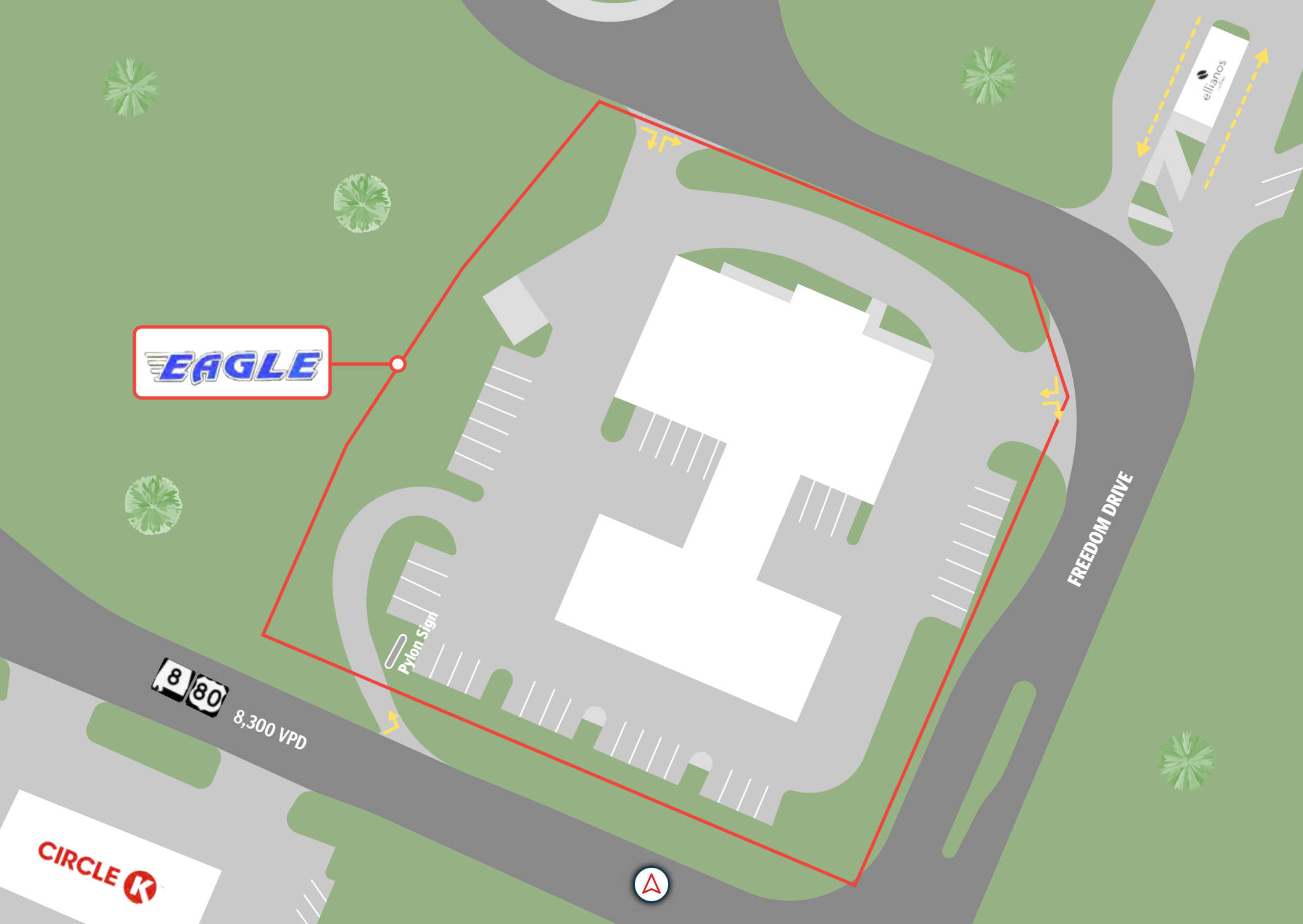
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8,300 VPD

Locos TAQUERIA







**EAGLE**

Pylon Sign

8 80

8,300 VPD

FREEDOM DRIVE

ellianos

CIRCLE K



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	2,373	10,368	17,650
2030 Projected Population	2,397	10,597	17,864
2025 Median Age	35.1	37.1	38.6
<b>Households &amp; Growth</b>			
2025 Estimated Households	903	3,664	5,956
2030 Projected Households	924	3,791	6,108
<b>Income</b>			
2025 Estimated Average Household Income	\$111,547	\$134,063	\$135,449
2025 Estimated Median Household Income	\$100,187	\$109,719	\$106,977
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	25	156	359
2025 Estimated Total Employees	216	1,439	4,949



## MONTGOMERY, ALABAMA

Montgomery is the capital city of the U.S. state of Alabama, located in Montgomery County, Alabama with a 2026 population of 193,703.

Montgomery’s central location in Alabama’s Black Belt makes it a processing hub for crops such as cotton, peanuts and soybeans. The city has a large military presence due to Maxwell Air Force Base. Montgomery is also home to law school Thomas Goode Jones School of Law, Hyundai Motor Manufacturing Alabama and cultural attractions like the Alabama Shakespeare Festival and Montgomery Museum of Fine Arts. Montgomery became Alabama’s state capital in 1846. During the mid-20th century, Montgomery was a primary site in the African-American Civil Rights Movement, including the Montgomery Bus Boycott and the Selma to Montgomery marches. The city attracted the first electric street car system and Wright Brothers (Orville & Wilbur) first school for powered flight. Today, Montgomery is the home of both Maxwell and Gunter Air Force Bases. The city consists of several public schools: thirty-six elementary, twelve junior/middle and eight high schools. Additionally, Montgomery has a total of thirty-seven private schools.

Montgomery landed one of the biggest economic development projects when Hyundai Motors Manufacturing Alabama built its \$1.4 billion automotive plant. The Montgomery location became the first assembly and manufacturing plant in the United States. It employs over 3,000 team members and currently produces the next generation Sonata sedan and Santa Fe sport utility vehicle. Montgomery acquired a minor league baseball team called the Montgomery Biscuits, Class AA affiliate of the Tampa Bay Devil Rays. These Biscuits are the Southern League Champions. The team plays in a newly renovated 7,000 seat facility known as Riverwalk Stadium and owned by the City of Montgomery. The stadium consists of several style seating: executive box, super box, lawn and suite level.



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



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