



LOW-RENT NEIGHBORHOOD CENTER

155 Birmingham Rd - Centreville, AL 35042

LOW-RENT NEIGHBORHOOD CENTER - CENTREVILLE, AL

EXCLUSIVELY MARKETED BY



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TABLE OF CONTENTS

1

INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights
- 7 Rent Roll
- 9 Income and Expenses
- 10 Financing

3

AREA OVERVIEW

- 18 City Overview
- 19 Capital Markets
- 20 Confidentiality Agreement

2

PROPERTY INFORMATION

- 12 Location Map
- 13 Property Images
- 14 Aerial Map
- 15 Aerial Map
- 16 Demographics Map & Report

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to exclusively offer for sale the 51,875 SF Low-Rent Neighborhood Center located at 155 Birmingham Road and 24 Hazel Street in Centreville, AL. This offering presents a multi-tenant retail value-add opportunity with in-place rents significantly below market rates (approximately \$6 PSF versus \$8 PSF market), providing investors with the potential for future income growth. The property is 96% occupied, with only one 1,800 SF vacant suite remaining, offering immediate leasing upside while generating stable cash flow, making it a secure and attractive investment opportunity.

Sale Price	\$3,830,000
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OFFERING SUMMARY

Cap Rate:	8.00%
NOI:	\$306,339
Price / SF:	\$73.83

BUILDING INFORMATION

Street Address:	155 Birmingham Rd
City, State, Zip:	Centreville, AL 35042
County:	Bibb
Building Size:	51,875 SF
Lot Size:	7.0 Acres
Year Built:	1978
Year Last Renovated:	2026



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- **Multi-Tenant Retail Value-Add Opportunity:** In-place rents average approximately \$6 PSF, well below the estimated market rate of \$8 PSF, providing meaningful upside through future lease rollovers. The property is 96% occupied with only one 1,800 SF vacancy remaining.
- **Strong Credit-Backed Anchor Tenancy:** USPS, CVS, and Dollar General Market collectively account for approximately 55% of the center's GLA. Anchor tenants demonstrate exceptional store performance (contact agent for additional details).
- **Necessity-Based Tenant Mix:** A strategic blend of national and regional retailers and service providers creates a diversified roster that combines the stability of established brands with locally focused operators serving the day-to-day needs of the surrounding community.
- **Dominant Retail Destination Within the Trade Area:** Limited competing retail inventory positions the center as one of the primary shopping destinations within the Centreville submarket.
- **Compelling Basis Relative to Replacement Cost:** Offered at approximately \$74 PSF, providing investors the opportunity to acquire the asset at a significant discount to replacement value. Recent capital improvements have further enhanced the property's positioning (contact agent for details).
- **Landlord-Favorable Lease Structure:** All tenants operate under attractive net lease arrangements, helping minimize ownership responsibilities and support predictable cash flow.
- **Recent Roof Replacements:** New 2026 roofs with transferable 20-year warranties in place, minimizing future maintenance risk and capital costs.

RENT ROLL - BUILDING 1

Rent Roll Building 1													
Tenant Name	Suite	SF	% BLDG Share	Lease Dates		Annual Rent PSF	Total Rent Per Month	Total Rent Per Year	Changes On	Changes To	Lease Type	Expense Reimbursements	
				Comm.	Exp.								
USPS	100	6,875	13.7%	10/15/17	3/30/29	\$6.03	\$3,454	\$41,448	N/A	N/A	NNN	\$10,336	
Cahaba Medical Care	110	4,000	8.0%	7/15/20	7/31/26	\$7.50	\$2,500	\$30,000	N/A	N/A	NNN	\$6,014	
Rent-A-Center	112	9,100	18.2%	7/20/20	10/31/30	\$3.56	\$2,700	\$32,400	N/A	N/A	NNN	\$13,681	
CVS	114	8,400	16.8%	8/9/18	2/27/29	\$11.90	\$8,333	\$99,996	N/A	N/A	NNN	\$12,628	
Dollar General Market	116	13,000	26.0%	11/1/22	10/31/27	\$4.11	\$4,450	\$53,400	N/A	N/A	NNN	\$19,544	
Centreville Vape Shop	118	1,300	2.6%	4/9/25	6/30/28	\$8.24	\$893	\$10,716	Jul-2027	\$11,040	NNN	\$1,954	
Farm & Forest Brokers	123	1,200	2.4%	1/23/25	4/30/30	\$7.73	\$773	\$9,276	May-2027	\$9,552	NNN	\$1,804	
Domino's	125	1,400	2.8%	5/1/25	8/31/35	\$7.73	\$902	\$10,824	Aug-2027	\$11,148	NNN	\$2,105	
Total/Avg		51,875				\$7.10	\$24,005	\$288,060				\$68,066	

RENT ROLL - BUILDING 2

Rent Roll Building 2												
Tenant Name	Suite	SF	% BLDG Share	Lease Dates		Annual Rent PSF	Total Rent Per Month	Total Rent Per Year	Changes On	Changes To	Lease Type	Expense Reimbursements
				Comm.	Exp.							
BFS Restoration	A & B	3,000	5.99%	8/1/23	MTM	\$3.20	\$800	\$9,600	N/A	N/A	NNN	\$4,511
H&R Block	C	1,800	3.59%	2/13/22	4/29/28	\$4.55	\$683	\$8,196	N/A	N/A	NNN	\$2,707
VACANT	D	1,800	3.59%	-	-	-	-	-	Dec-2027	\$9,000	NNN	-
Total/Avg		51,875				\$3.88	\$1,483	\$17,796				\$7,218



INCOME AND EXPENSES

	Income and Expense			
	Year 1	Per SF	Year 2	Per SF
Scheduled Base Rental Income	\$305,856	\$6.12	\$316,112	\$6.31
Expense Reimbursement Income				
CAM	\$42,862	\$0.86	\$42,862	\$0.86
Insurance	\$16,151	\$0.32	\$16,151	\$0.32
Real Estate Taxes	\$16,271	\$0.32	\$16,271	\$0.32
Total Reimbursement Income	\$75,284	\$1.50	\$75,284	\$1.50
Effective Gross Revenue	\$381,621	\$7.62	\$391,396	\$7.82
Operating Expenses	Year 1	Per SF	Year 2	Per SF
Common Area Maintenance (CAM)				
Repairs & Maintenance	\$11,564	\$0.23	\$11,564	\$0.23
Pest Control	\$1,107	\$0.02	\$1,107	\$0.02
Electrical	\$2,862	\$0.06	\$2,862	\$0.06
Landscaping	\$14,625	\$0.29	\$14,625	\$0.29
Parking Lot Repairs	\$383	\$0.01	\$383	\$0.01
Parking Lot Lights	\$321	\$0.01	\$321	\$0.01
Management Fee	\$12,000	\$0.24	\$12,000	\$0.24
Insurance	\$16,150	\$0.32	\$16,150	\$0.32
Real Estate Taxes	\$16,270	\$0.32	\$16,270	\$0.32
Total Expenses	\$75,282	\$1.50	\$75,282	\$1.50
Expenses as % of EGR	19.7%		19.2%	
Net Operating Income	\$306,339	\$6.12	\$316,114	\$6.31
Notes - Year 1 reflects annual scheduled rent increases commencing January 1, 2027.				

FINANCING

Pricing Details		
Summary		
Price	\$3,830,000	30%
Down Payment	\$1,149,000	
Number of Suites	\$11.00	
Price Per SqFt	\$73.83	
Gross Leasable Area (GLA)	51,875 SF	
Lot Size	7.0 Acres	
Year Built/Renovated	1978/2026	
Occupancy	100%	
Returns	Year 1	Year 2
CAP Rate	8.00%	8.25%
Cash-on-Cash	8.62%	9.47%
Debt Coverage Ratio	1.48	1.53
Financing	1st Loan	
Loan Amount	\$2,681,000	
Loan Type	New	
Interest Rate	6.00%	
Amortization	25 Years	
Year Due	2031	
Loan information is subject to change		

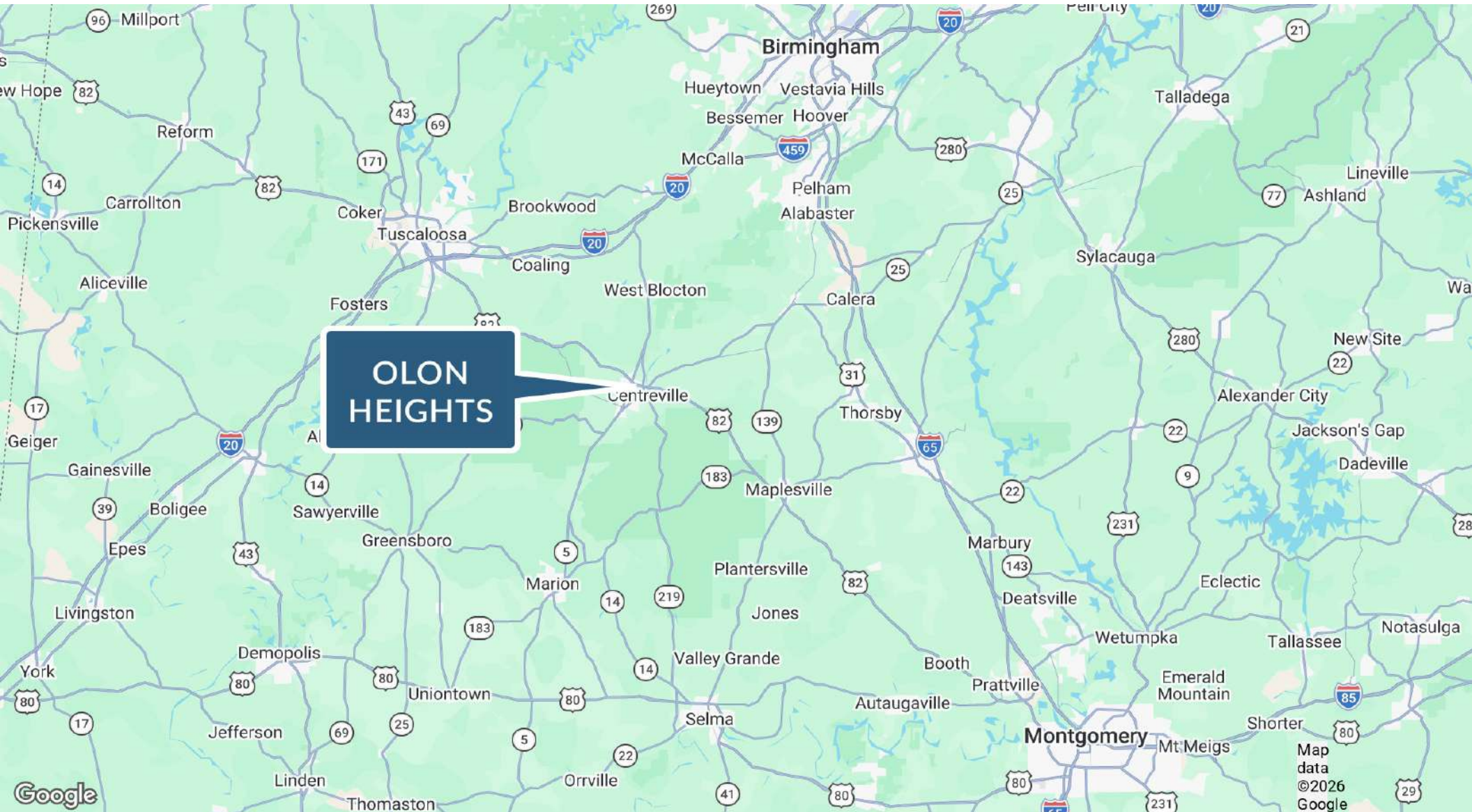
Operating Data				
Income		Year 1		Year 2
Scheduled Base Rental Income		\$306,337		\$316,112
Total Reimbursement Income	24.6%	\$75,284	23.8%	\$75,284
Potential Gross Revenue		\$381,621		\$391,396
Effective Gross Revenue		\$381,621		\$391,396
Less: Operating Expenses	19.7%	(\$75,282)		(\$75,282)
Net Operating Income		\$306,339		\$316,114
Cash Flow		\$306,339		\$316,114
Debt Service		(\$207,285)		\$207,285
Net Cash Flow After Debt Service	8.62%	\$99,054	9.47%	\$108,829
Principal Reduction		\$47,723		\$50,666
Total Return	12.77%	\$146,777	13.88%	\$159,496
Operating Expenses		Year 1	Year 2	
CAM		\$42,862		\$42,862
Insurance		\$16,150		\$16,150
Real Estate Taxes		\$16,270		\$16,270
Total Expenses		\$75,282		\$75,282
Expenses/SF		\$1.50		\$1.50



SECTION 2

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



AERIAL MAP



AERIAL MAP

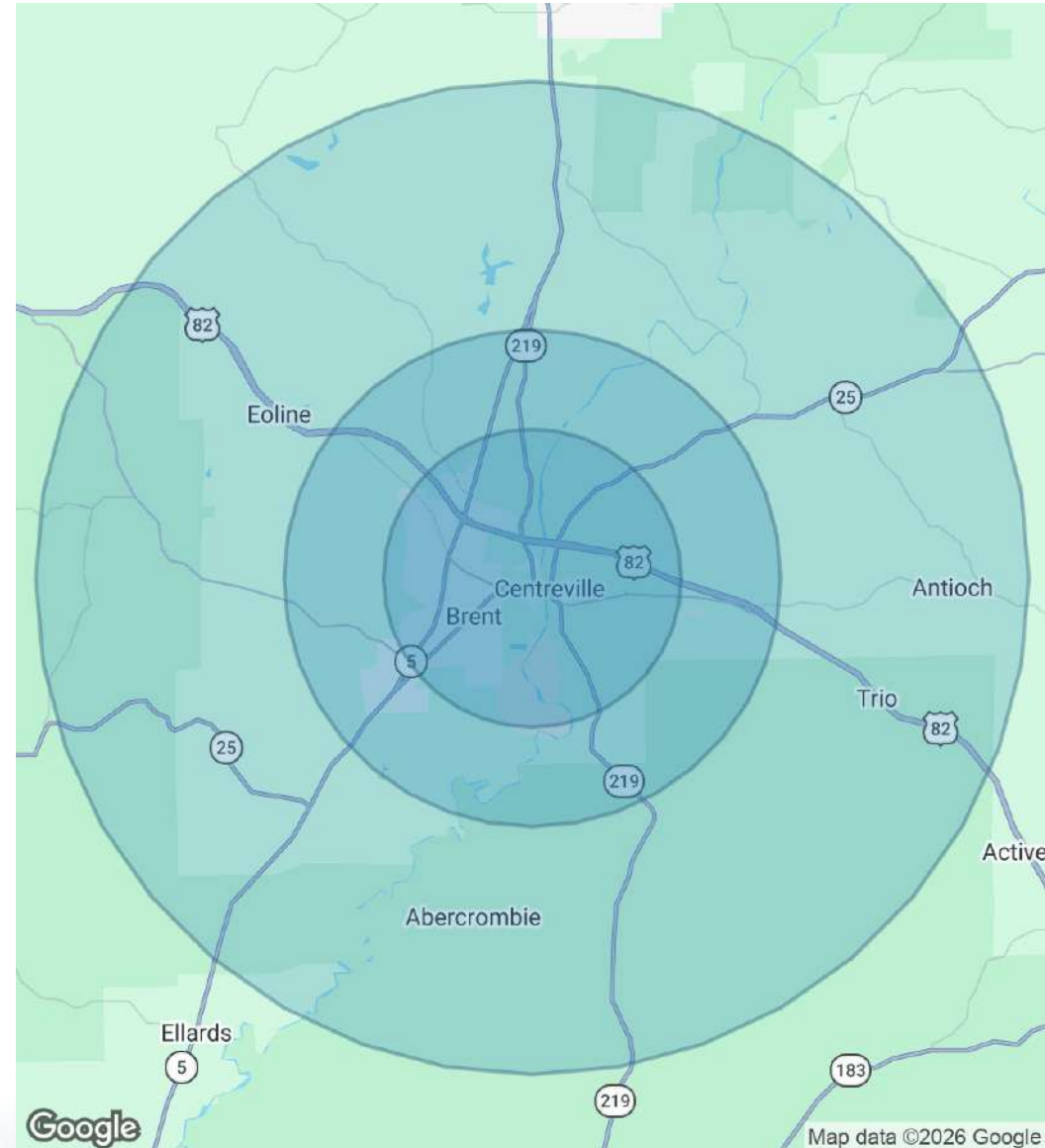


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,608	5,573	10,430
Average Age	43.6	42.6	42.7
Average Age (Male)	35.8	35.8	39.1
Average Age (Female)	52.7	49.7	47.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,006	2,125	3,747
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$63,687	\$63,915	\$64,830
Average House Value	\$170,746	\$152,115	\$140,428

TRAFFIC COUNTS	
Walnut St	8,694 VPD
Montgomery Rd	4,621 VPD
3rd St	5,348 VPD
Hwy 5 Byp	7,398 VPD





SECTION 3

AREA OVERVIEW

CITY OVERVIEW



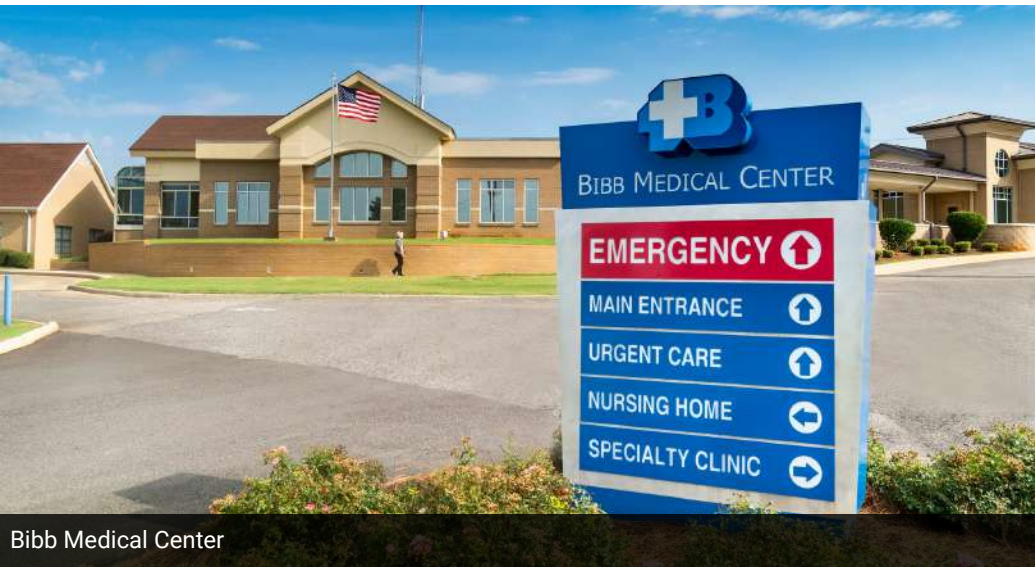
Birmingham, AL

CENTREVILLE, AL

Centreville is a growing community located in central Alabama and serves as the county seat of Bibb County. Positioned along major transportation routes connecting the Birmingham metropolitan area to central and southern Alabama, Centreville benefits from a strategic location, a stable local economy, and a strong sense of community. The city offers a mix of residential, commercial, and industrial development while maintaining its small-town character. Supported by affordable living costs, access to regional employment centers, and ongoing economic development initiatives, Centreville continues to attract residents, businesses, and investment throughout the region. Centreville has a 2026 population of 2,693.

The Centreville economy is supported by a diverse mix of manufacturing, healthcare, education, retail, government services, and natural resource industries. Major employers in the area include Bibb County Board of Education, Bibb Medical Center, Mercedes-Benz U.S. International and Honda Alabama Manufacturing, both of which provide significant employment opportunities for residents throughout the region. Additional economic drivers include timber, forestry, construction, and local retail businesses. Centreville also benefits from its proximity to the greater Birmingham market, providing access to a larger employment base while maintaining a stable local economy that supports continued commercial growth and investment.

Centreville offers access to a variety of outdoor recreational and cultural attractions that draw visitors from across the region. Popular destinations include Cahaba River National Wildlife Refuge, known for its scenic waterways, kayaking, fishing, hiking, and one of the largest stands of rare Cahaba lilies in the world. The area also provides convenient access to the Talladega National Forest, offering extensive opportunities for camping, hunting, hiking, and wildlife viewing. Local parks, community events, and historic sites throughout Bibb County further contribute to Centreville's appeal, while its proximity to the Birmingham metropolitan area provides residents and visitors with access to additional entertainment, shopping, and cultural amenities.



Bibb Medical Center

GET FINANCING

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10+

CLIENTS ADVISED

1,500+

CAPITAL PARTNERS

3,000+

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CONFIDENTIALITY AGREEMENT

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