

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



13+ Years Remaining | Annual Rental Increases | Dense Retail Corridor



9035 Eastchase Parkway

**MONTGOMERY** ALABAMA

REPRESENTATIVE PHOTO

**ARONOV**

**SRS** | CAPITAL MARKETS

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**ARONOV**



NATIONAL NET LEASE

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# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$2,964,000
<b>Net Operating Income</b>	\$200,040
<b>Cap Rate</b>	6.75%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	9035 Eastchase Parkway Montgomery, Alabama 36117
<b>Rentable Area</b>	2,800 SF
<b>Land Area</b>	1.65 AC
<b>Year Built</b>	2024
<b>Tenant</b>	Slim Chickens
<b>Guaranty</b>	Corporate
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	13+ Years
<b>Increases</b>	2% Annual Rental Increases
<b>Options</b>	4 (5-Year)
<b>Rent Commencement</b>	2024
<b>Lease Expiration</b>	2039
<b>ROFO/ROFR</b>	No



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2025 Population</b>	3,578	29,966	73,936
<b>2025 Households</b>	1,675	13,099	31,006
<b>2025 Average Household Income</b>	\$142,225	\$125,177	\$107,171
<b>2025 Median Age</b>	47.1	42.7	38.7
<b>2025 Total Businesses</b>	230	1,482	3,069
<b>2025 Total Employees</b>	2,923	19,385	36,381

# RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
<b>Slim Chickens</b>	2,800	2024	2039	Current	-	\$16,670	\$200,040	4 (5-Year)
(Corporate Guaranty)		(Est.)	(Est.)	2027	2%	\$17,003	\$204,041	
				2028	2%	\$17,343	\$208,122	
				2029	2%	\$17,690	\$212,284	

2% Annual Rental Increases Throughout Initial Term and Options Thereafter

## 13+ Years Remaining | Annual Rental Increases | Growing Brand

- The tenant currently has 13+ years remaining on their initial lease with 4 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 2% annual rental increases throughout initial term and options thereafter, growing NOI and hedging against inflation
- Slim Chickens opened in 2003 in Fayetteville, Arkansas and has grown with more than 300 locations in 34 U.S. states

## Absolute NNN | 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

## Strong Demographics in 5-mile Trade Area | Six-Figure Incomes

- More than 73,000 residents and 36,000 employees support the trade area
- An affluent average household income of \$142,225 in 1-mile trade area

## Dense Retail Corridor | Strong National/Credit Tenant Presence | University of Auburn at Montgomery

- The site is ideally located in a dense retail corridor, with numerous nearby national/credit tenants including Walmart Supercenter, Hobby Lobby, Ulta, Costco, Target, Home Depot, Starbucks 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 Auburn University at Montgomery (5,200 students), further increasing consumer traffic to the site

## Signalized, Hard Corner Intersection | Interstate 85 | Excellent Visibility & Access

- The asset is located along Eastchase Pkwy which averages 17,800 VPD
- The site benefits from nearby direct on/off ramp access to Interstate 85, a major interstate that averages 52,500 vehicles passing by daily
- The asset has excellent visibility via significant street frontage and a large pylon sign
- Multiple points of ingress/egress





 SLIM CHICKENS

 spark  
by Hilton



EASTCHASE PARKWAY

17,800 VPD

Pylon Sign





## SLIM CHICKEN

[slimchicken.com](https://www.slimchicken.com)

**Company Type:** Private

**Locations:** 300+

Slim Chickens opened in 2003 in Fayetteville, Arkansas, with a focus on fresh, delicious food with a southern flair in a fast-casual setting. Guests can always expect fresh chicken tenders and wings cooked to order and served with house made dipping sauces. With more than 300 locations opened and a fanatical following in 34 U.S. states, as well as international locations in the United Kingdom, Germany, Turkey and Malaysia, the eternally cool brand is an emerging national and international franchise leading the “better chicken” segment with a goal to grow over 600 restaurants over the next decade. Southern hospitality is not just for the South; everyone, everywhere can appreciate honest food to socialize with friends and neighbors.

Source: prnewswire.com



# 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



OF GOING THE EXTRA MILE

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