# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

SLIM CHICKENS

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


9035 Eastchase Parkway

# MONTGOMERY ALABAMA

REPRESENTATIVE PHOTO

ARONOV

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# PRESENTED BY

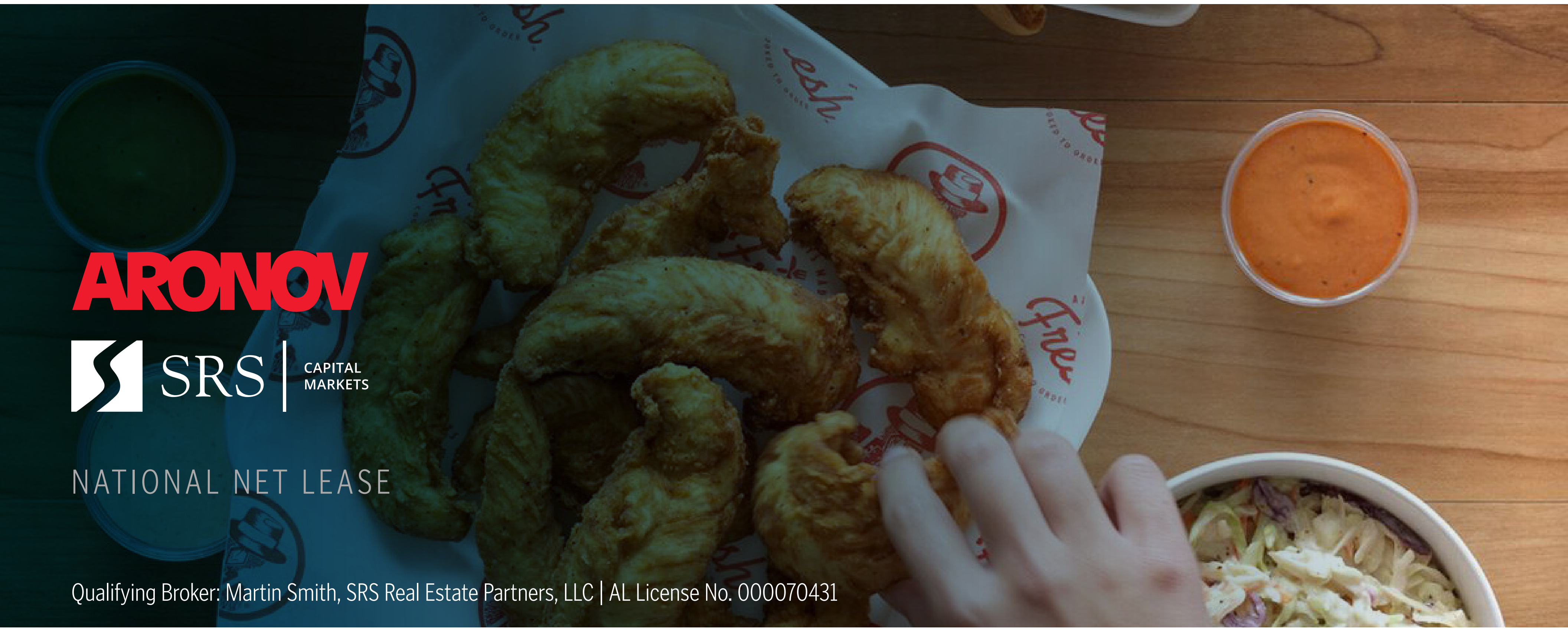

Co-Broker

## MICHAEL BERK

**Vice President**
**National Net Lease**
michael.berk@srsre.com
D: 770.402.3432
3445 Peachtree Road NE, Suite 950
Atlanta, GA 30326
GA License No. 385824

## DAVID L. POTTS

**Aronov Realty Brokerage Inc.**
david.potts@aronov.com
D: 334.277.1000
C: 334.354.2627
3500 Eastern Boulevard
Montgomery, Alabama 36116
AL License No. 000057829-0


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

# OFFERING SUMMARY

## OFFERING

| | |
|---|---|
| **Pricing** | $2,878,000 |
| **Net Operating Income** | $200,040 |
| **Cap Rate** | 6.95% |

## PROPERTY SPECIFICATIONS

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


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


REPRESENTATIVE PHOTO

| | | LEASE TERM | | | | RENTAL RATES | | |
|---|---|---|---|---|---|---|---|---|
| **Tenant Name** | **Square Feet** | **Lease Start** | **Lease End** | **Begin** | **Increase** | **Monthly** | **Annually** | **Options** |
| **Slim Chickens** | 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

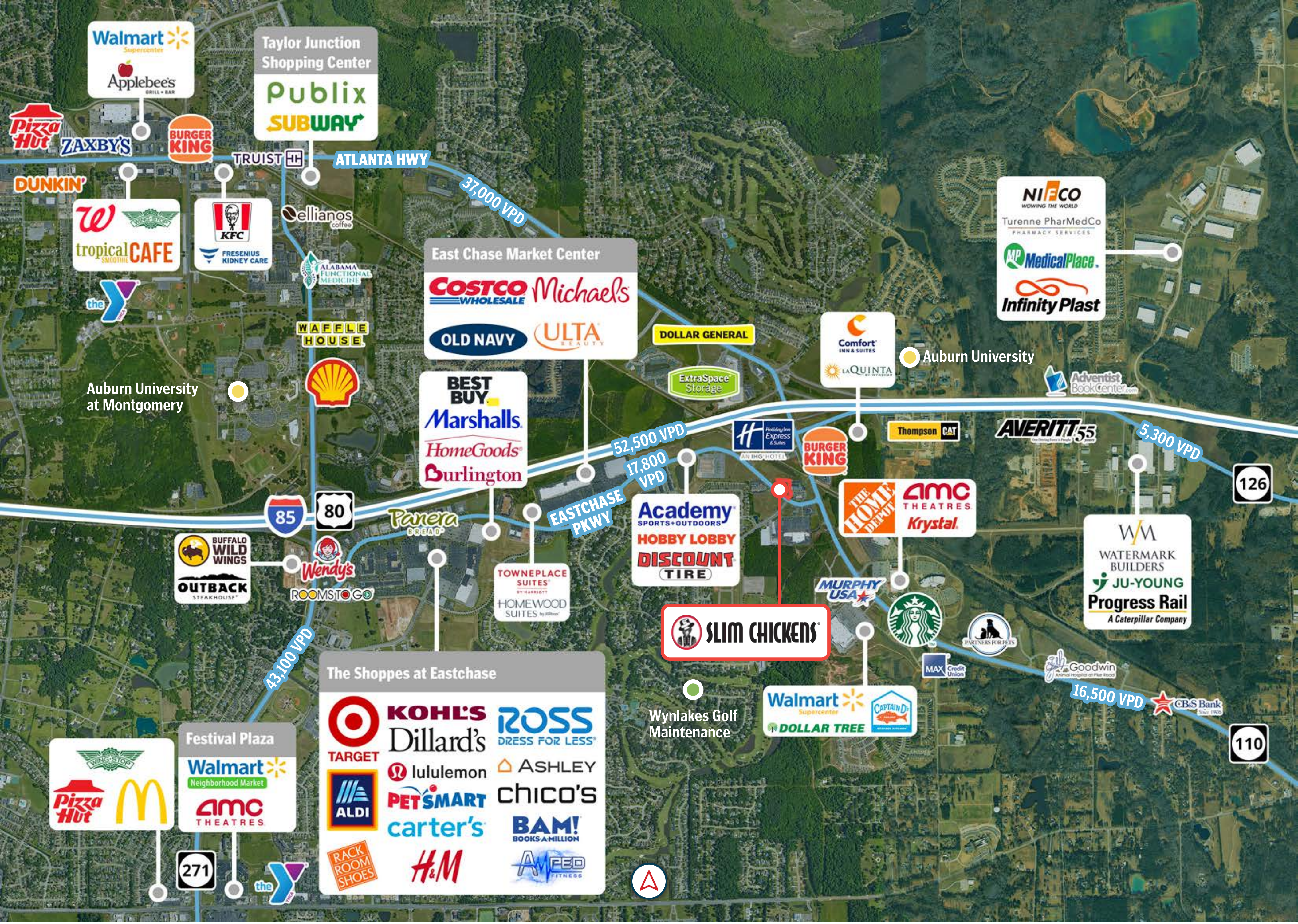
- More than 73,000 residents and 36,000 employees support the trade area
- An affluent average household income of $142,225 in 1-mile trade area

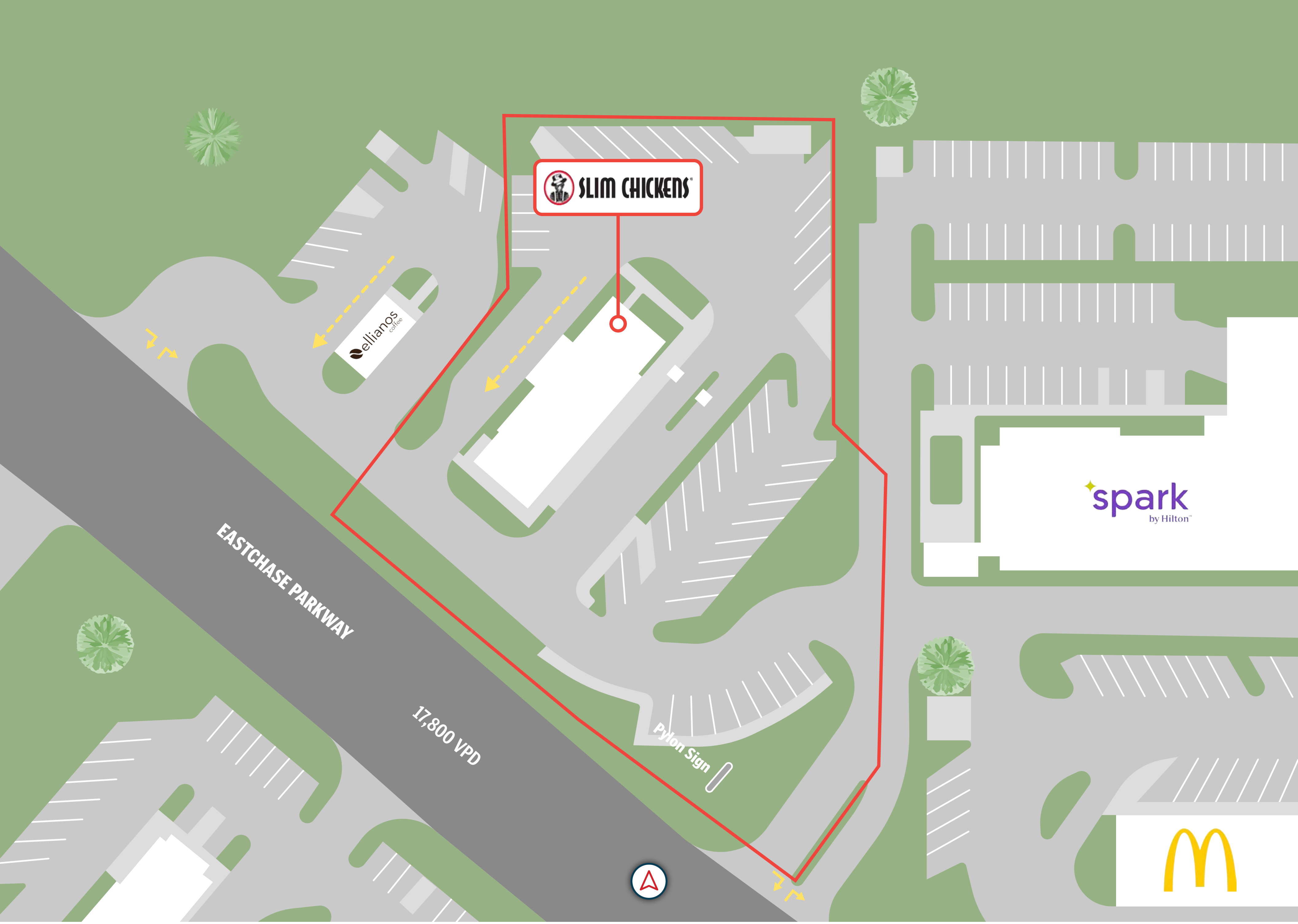
## Dense Retail Corridor | Strong National/Credit Tenant Presence | University of Auburn at Montgomery

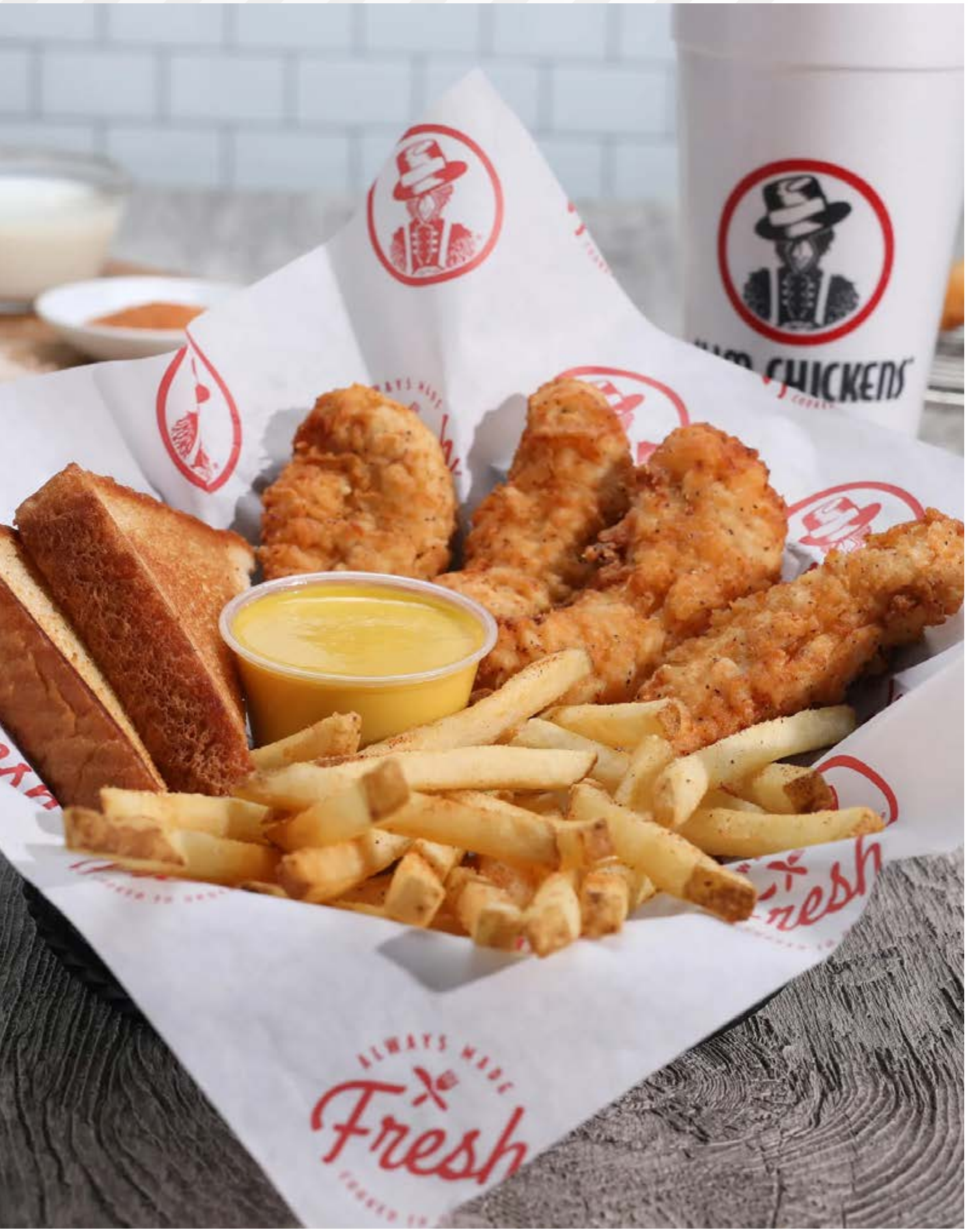
- The site is ideally located in a dense retail corridor, with numerous nearby national/credit tenants including Walmart Supercenter, Hobby Lobby, Ulta, Costco, Target, Home Depot, Starbucks and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover 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


Walmart Supercenter
Applebee's
Taylor Junction Shopping Center
Publix
Subway
Pizza Hut
Zaxby's
Burger King
Truist
Atlanta Hwy
37,000 VPD
Dunkin'
Walgreens
Wingstop
Tropical Smoothie Cafe
KFC
Fresenius Kidney Care
Ellianos Coffee
Alabama Functional Medicine
the Y
East Chase Market Center
Costco Wholesale
Michaels
Old Navy
Ulta Beauty
Waffle House
Shell
Dollar General
ExtraSpace Storage
Comfort Inn & Suites
La Quinta
Auburn University
Nifco
Turenne PharMedCo
MedicalPlace
Infinity Plast
Auburn University at Montgomery
Best Buy
Marshalls
HomeGoods
Burlington
52,500 VPD
17,800 VPD
Holiday Inn Express & Suites
Burger King
Thompson CAT
Averitt
5,300 VPD
126
85
80
Panera Bread
Eastchase Pkwy
Academy Sports + Outdoors
Hobby Lobby
Discount Tire
The Home Depot
AMC Theatres
Krystal
Watermark Builders
Ju-Young
Progress Rail
A Caterpillar Company
Buffalo Wild Wings
Outback Steakhouse
Wendy's
Rooms To Go
TownePlace Suites
Homewood Suites
Murphy USA
Slim Chickens
Starbucks
Partners for Pets
43,100 VPD
MAX Credit Union
Goodwin
16,500 VPD
CB&S Bank
The Shoppes at Eastchase
Target
Kohl's
Dillard's
Ross Dress for Less
lululemon
Ashley
Aldi
PetSmart
Chico's
carter's
BAM! Books-A-Million
Rack Room Shoes
H&M
Amped Fitness
Wynlakes Golf Maintenance
Walmart Supercenter
Captain D's
Dollar Tree
110
Festival Plaza
Walmart Neighborhood Market
AMC Theatres
Wingstop
Pizza Hut
McDonald's
271
the Y


SLIM CHICKENS
elliano's coffee
EASTCHASE PARKWAY
17,800 VPD
Pylon Sign
spark by Hilton




# SLIM CHICKEN

**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

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# 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

45 Years OF GOING THE EXTRA MILE



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