

SELMA SHOPPING CENTER

A WALMART SHADOW-ANCHORED SHOPPING CENTER

2414 KIMBLE ROAD | SELMA, AL 36703



PHILIP LEVY

EXECUTIVE MANAGING DIRECTOR
972.755.5225
TX LIC #0522087
PLEVY@MARCUSMILLICHAP.COM

EDDIE GREENHALGH

BROKER OF RECORD
205.510.9200
LIC #: 000088298-0
EDDIE.GREENHALGH@MARCUSMILLICHAP.COM

Marcus & Millichap
LEVY RETAIL GROUP

OFFERING MEMORANDUM

Selma Shopping Center

2414 Kimble Road, Selma, AL 36703

Confidentiality & Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Non-Endorsement Notice

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS**

Contents

PROPERTY INFORMATION	3
LOCATION INFORMATION	9
FINANCIAL ANALYSIS	14
SALE COMPARABLES	19
DEMOGRAPHICS	24

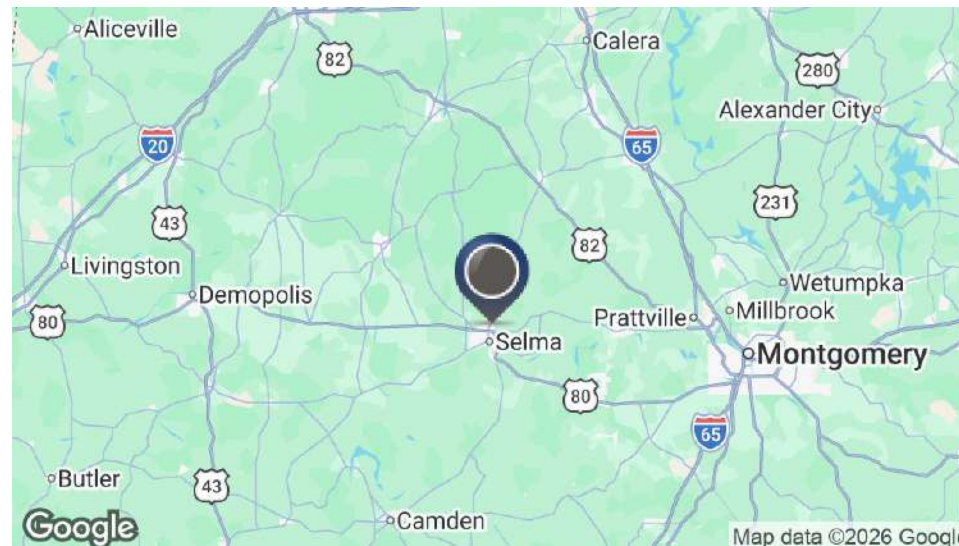
Section 1 PROPERTY INFORMATION



Selma Shopping Center

2414 Kimble Road, Selma, AL 36703

Marcus & Millichap
LEVY RETAIL GROUP



OFFERING SUMMARY

Sale Price:	\$3,717,500
Building Size:	24,849 SF
Lot Size:	2.26 Acres
Price / SF:	\$149.60
Cap Rate:	9.0%
NOI:	\$334,580
Year Built:	2003

PROPERTY OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire a 24,849-square-foot, Walmart shadow-anchored, multi-tenant retail center located in Selma, Alabama.

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	7,201	9,699	13,112
Total Population	17,117	23,234	31,402
Average HH Income	\$43,672	\$46,928	\$49,715

Selma Shopping Center

2414 Kimble Road, Selma, AL 36703

Marcus & Millichap
LEVY RETAIL GROUP



PROPERTY DESCRIPTION

Marcus & Millichap is pleased to present the opportunity to acquire a 24,849-square-foot, multi-tenant retail center in Selma, Alabama. Selma Plaza is 100 percent leased, and all leases are on triple-net terms. The center is anchored by Dollar Tree and a top-ranking CATO. The tenant base is a complementary mix of internet-resistant and service-oriented businesses including OneMain Financial, Check 'N Go, a Nail Salon and Mbekkeel Scalp & Braid Bar. Constructed in 2003, the center is situated on a 2.26-acre parcel with ample paved parking. A highly visible double-sided pylon sign provides additional exposure to the center.

LOCATION DESCRIPTION

Selma Plaza is located off East Highland Avenue, a major east/west thoroughfare in the city. Traffic counts in front of the property exceed 21,828 vehicles per day. Selma Plaza is shadow-anchored by top-performing Walmart Supercenter and near numerous other national and regional retailers including Nationwide Liquidators, Shoe Dept., Verizon Wireless, Advance Auto Parts, T-Mobile, Wendy's, KFC, Little Caesars Pizza, It's Fashion Metro, Hibbett Sports, Popeyes Louisiana Chicken, AutoZone Auto Parts, O'Reilly Auto Parts, and many more. The population is 32,724 residents within a 10-mile radius.

Selma, Alabama is the county seat of Dallas County, in the Black Belt region of south central Alabama and extending to the west. Located on the banks of the Alabama River, the city has a population of 17,971. Industries in Selma include International Paper, Bush Hog (agricultural equipment), Plantation Patterns, American Apparel, and Peerless Pump Company (LaBour), Renasol, and Hyundai.

Selma Shopping Center

2414 Kimble Road, Selma, AL 36703

Marcus & Millichap
LEVY RETAIL GROUP



BUILDING INFORMATION

Occupancy %	100.0%
Tenancy	Multiple
Year Built	2003
Ownership Type	Fee Simple
County	Dallas

PROPERTY HIGHLIGHTS

- 24,849-Square-Foot, Multi-Tenant Retail Center
- 100% Leased | All Leases Are Triple-Net
- Shadow-Anchored by Walmart Supercenter | This Location Drives 2.4 Million Visits Annually and Ranks in the 71st Percentile for the State of Alabama, Compared to other Walmart Supercenters Based on Consumer Traffic (source: Placer Labs Inc.)
- Anchored by Dollar Tree and a Top-Ranking CATO | CATO Ranks in the Top 90th Percentile Nationwide and 96th Percentile in the State of Alabama Based on Consumer Traffic (source: Placer Labs Inc.)
- Tenant Base is a Complementary Mix of Internet-Resistant, Service-Oriented Businesses
- Located Off of East Highland Avenue, a Major East/West Thoroughfare | Traffic Counts in Front of the Property Exceed 21,828 Vehicles per Day
- West of Selma Mall, Featuring a Tenant Line-Up of Shoe Department, Citi Trends, Nationwide Liquidators, and More
- Selma is the County Seat of Dallas County in the Black Belt Region of South Central Alabama
- The City is Located 50 Miles West of Montgomery, Alabama
- Priced at \$150 Per Square Foot

Selma Shopping Center

2414 Kimble Road, Selma, AL 36703

Marcus & Millichap
LEVY RETAIL GROUP

VISITATION METRICS FOR WALMART PROVIDED BY PLACER.AI

Placer.ai provides instant access to location analytics derived from the foot traffic of millions of consumers. It does this by collecting geolocation and proximity data from devices.



1501 AL-14, SELMA, AL 36703

VISITATION OVERVIEW

EST. # OF VISITORS	132.1K
EST. # OF VISITS	2.4M
AVG. VISITS / CUSTOMER	17.9

RANKING OVERVIEW (VERSUS OTHER WALMART STORES)

15-MILE RADIUS	1/1 (100%)
STATE OF ALABAMA	30/102 (71%)
UNITED STATES	1,628/3,882 (58%)

May 1, 2025 - April 30, 2026

Data provided by Placer Labs Inc. (www.placer.ai)



Selma Shopping Center

2414 Kimble Road, Selma, AL 36703

Marcus & Millichap
LEVY RETAIL GROUP

VISITATION METRICS FOR CATO PROVIDED BY PLACER.AI

Placer.ai provides instant access to location analytics derived from the foot traffic of millions of consumers. It does this by collecting geolocation and proximity data from devices.

CATO

2414 KIMBLE ROAD, SELMA, AL 36703

VISITATION OVERVIEW

EST. # OF VISITORS	21.2K
EST. # OF VISITS	52.1K
AVG. VISITS / CUSTOMER	2.45

RANKING OVERVIEW (VERSUS OTHER CATO STORES)

15-MILE RADIUS	1/1 (100%)
STATE OF ALABAMA	3/53 (96%)
UNITED STATES	80/802 (90%)

May 1, 2025 - April 30, 2026

Data provided by Placer Labs Inc. (www.placer.ai)



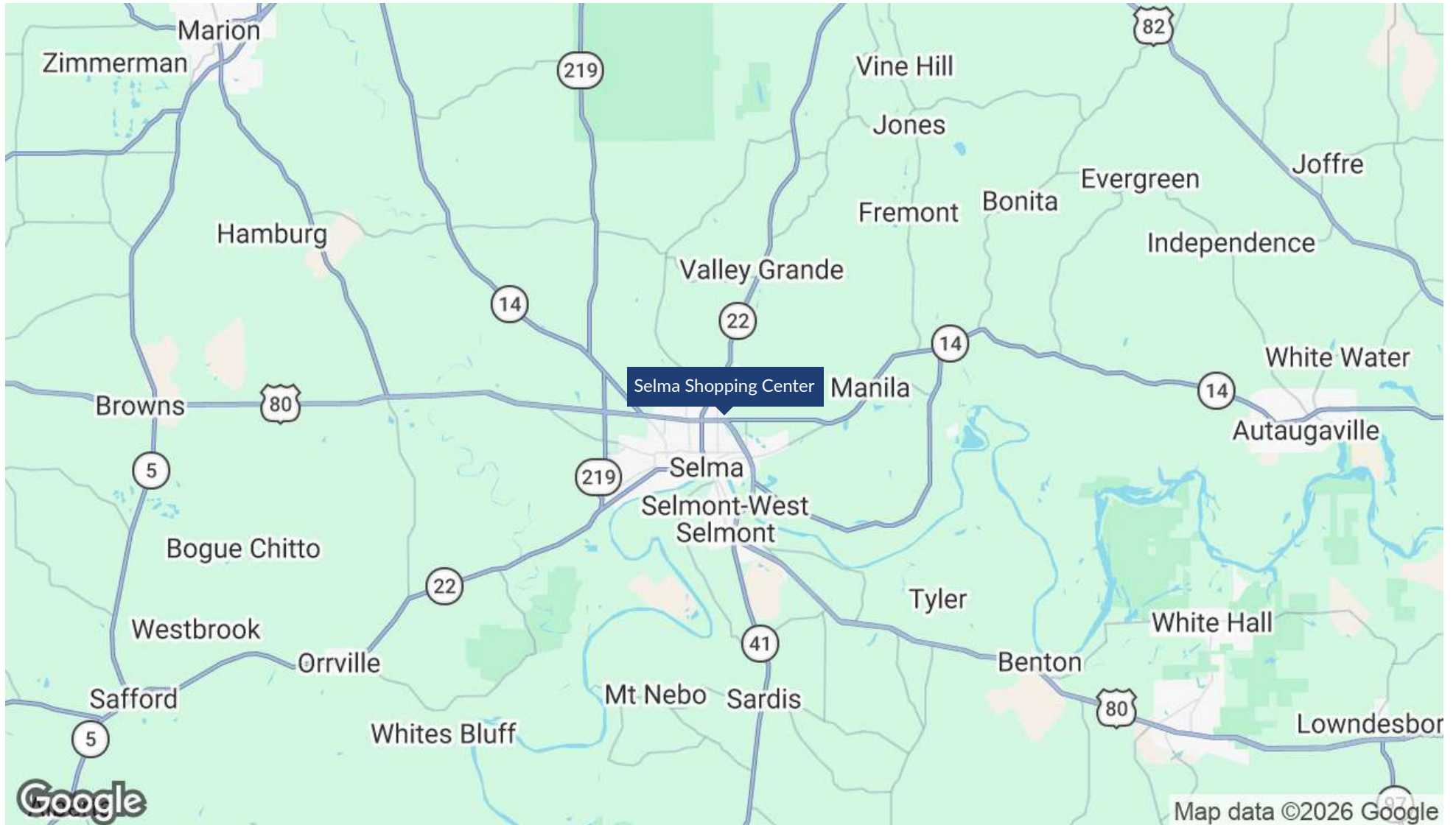
Section 2 LOCATION INFORMATION



Selma Shopping Center

2414 Kimble Road, Selma, AL 36703

Marcus & Millichap
LEVY RETAIL GROUP



Selma Shopping Center

2414 Kimble Road, Selma, AL 36703

Marcus & Millichap
LEVY RETAIL GROUP



Selma Shopping Center

2414 Kimble Road, Selma, AL 36703

Marcus & Millichap

LEVY RETAIL GROUP



Selma Shopping Center

2414 Kimble Road, Selma, AL 36703

Marcus & Millichap

LEVY RETAIL GROUP



Section 3 FINANCIAL ANALYSIS



Selma Shopping Center

2414 Kimble Road, Selma, AL 36703

INVESTMENT OVERVIEW

Price	\$3,717,500
Price per SF	\$150
CAP Rate	9%
Total Return (yr 1)	\$334,580

OPERATING DATA

Gross Income	\$412,683
Operating Expenses	\$78,103
Net Operating Income	\$334,580

Selma Shopping Center

2414 Kimble Road, Selma, AL 36703

Marcus & Millichap
LEVY RETAIL GROUP

INCOME SUMMARY	CURRENT	PER SF
Base Rent	\$338,225	\$13.61
Real Estate Taxes Reimbursements	\$19,746	\$0.79
Insurance Reimbursements	\$20,975	\$0.84
CAM/Management/Admin/Replacement Reserve Reimbursements	\$33,736	\$1.36
GROSS INCOME	\$412,682	\$16.61
EXPENSE SUMMARY	CURRENT	PER SF
Real Estate Taxes	\$19,746	\$0.79
Insurance	\$22,979	\$0.92
Utilities	\$1,773	\$0.07
Landscaping	\$3,600	\$0.14
Repairs & Maintenance	\$4,804	\$0.19
Parking Lot Maintenance	\$3,492	\$0.14
Porter Service	\$1,740	\$0.07
Trash Removal	\$8,401	\$0.34
Management Fee	\$11,565	\$0.47
GROSS EXPENSES	\$78,102	\$3.14
NET OPERATING INCOME	\$334,580	\$13.46

Selma Shopping Center
2414 Kimble Road, Selma, AL 36703

Marcus & Millichap
LEVY RETAIL GROUP

SUITE	TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	EXPENSE REIMBURSEMENT	OPTIONS	LEASE TYPE		
A	Master Lease (1)	1,800	7.24%	At Closing	1 Year	\$30,600.00	\$17.00			\$7,151.69		NNN		
B	OneMain Financial	2,125	8.55%	9/1/2005	11/30/2026	\$34,488.00	\$16.23			\$5,806.62		NNN		
C	CATO	4,420	17.79%	11/24/2003	1/31/2031	\$59,670.00	\$13.50			\$10,020.72	(1) 5-Yr @ \$14.50	NNN		
D	Mbekkeel Scalp & Braid Bar (2)	2,550	10.26%	5/1/2026	4/30/2031	\$34,425.00	\$13.50	11/01/27	\$15.50	\$10,131.56	(2) 3-Yr @ 2% annual increases	NNN		
								5/01/28	\$15.81					
								5/01/29	\$16.13					
								5/01/30	\$16.45					
F	Check 'N Go (3)	1,394	5.61%	2/1/2008	11/30/2028	\$34,482.00	\$24.74	12/01/27	\$25.48	\$3,807.11		NNN		
G	Nail Salon	1,060	4.27%	2/1/2006	11/30/2032	\$16,959.96	\$16.00	9/01/27	\$17.00	\$4,048.51		NNN		
H-I	Dollar Tree	9,700	39.04%	1/1/2004	2/29/2029	\$96,999.96	\$10.00			\$26,339.92	(2) 5-Yr @ \$10.00/\$10.50	NNN		
J	Master Lease (1)	1,800	7.24%	At Closing	1 Year	\$30,600.00	\$17.00			\$7,151.69		NNN		
TOTAL VACANT		0	0%											
TOTAL OCCUPIED		24,849	100%											
TOTAL		24,849	100%							\$338,225	\$74,458			

NOTES:

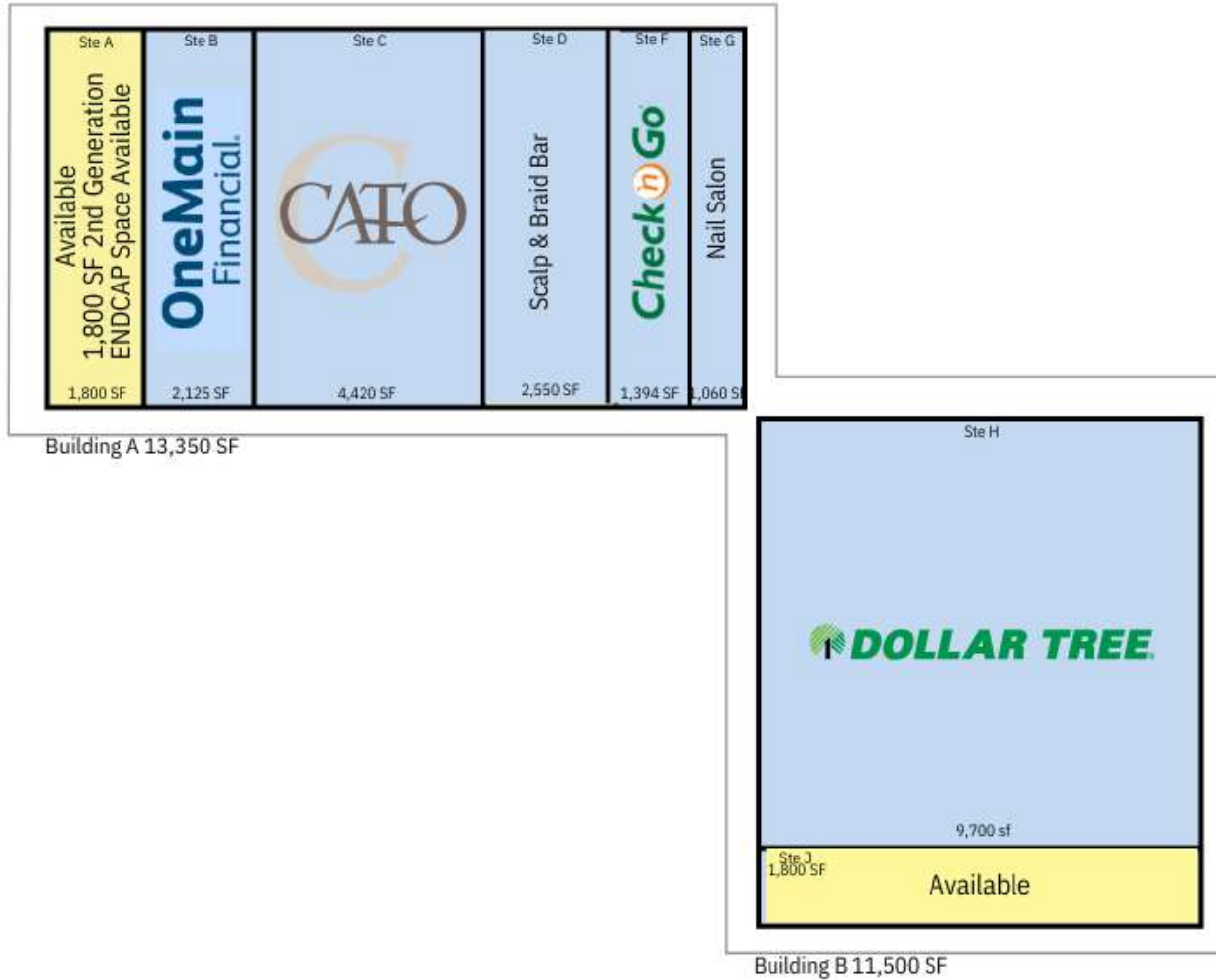
(1) At closing, Seller will master lease the suite for a period of 12 months at a rate of \$17.00/square foot plus NNN. In addition, Seller shall credit Buyer \$10.00/square foot for TI Allowance and \$6.00/square foot for leasing commission.

(2) Tenant shall receive a Free Rent Period for Lease Months 1 -12, and will not be responsible for base rent or prorata share of CAM, Tax, and Insurance Charges during the Free Rent Period. Base rent and estimated CAM, Tax, and Insurance charges will commence on May 1, 2027. Seller will credit Buyer for any remaining Free Rent between the closing date and May 1, 2027.

(3) Base Rent is calculated on the future rent increase from \$24.02/SF to \$24.74/SF as of December 1, 2026. Seller shall credit Buyer the deficit from the closing date until date of rent increase.

Selma Shopping Center

2414 Kimble Road, Selma, AL 36703



Section 4 SALE COMPARABLES



Selma Shopping Center

2414 Kimble Road, Selma, AL 36703

Marcus & Millichap LEVY RETAIL GROUP



SUBJECT PROPERTY

2414 Kimble Road | Selma, AL 36703

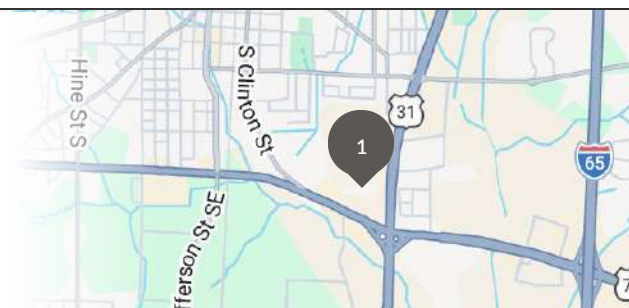
Sale Price:	\$3,717,500	Lot Size:	2.26 AC
Year Built:	2003	Building SF:	24,849 SF
Price PSF:	\$149.60	Cap:	9.0%
NOI:	\$334,580		



ATHENS SHOPPING CENTER

1011 Highway 72 E | Athens, AL 35611

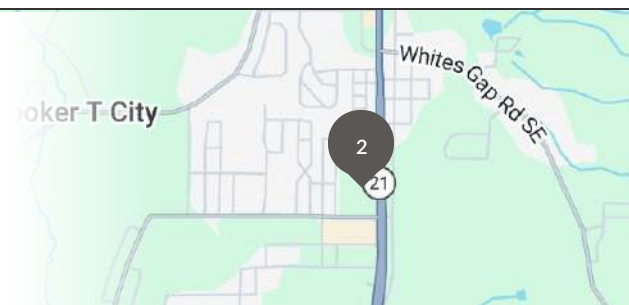
Sale Price:	\$3,600,000	Lot Size:	1.54 AC
Year Built:	2000	Building SF:	20,560 SF
Price PSF:	\$175.10	CAP:	8%
Closed:	06/19/2024	Occupancy:	90.3%



JACKSONVILLE CROSSING

1555 South Pelham Road | Jacksonville, AL 36265

Sale Price:	\$5,225,000	Lot Size:	5.12 AC
Year Built:	1980	Building SF:	56,215 SF
Price PSF:	\$92.95	CAP:	8.31%
Closed:	09/06/2024	Occupancy:	100%



Selma Shopping Center

2414 Kimble Road, Selma, AL 36703

Marcus & Millichap
LEVY RETAIL GROUP

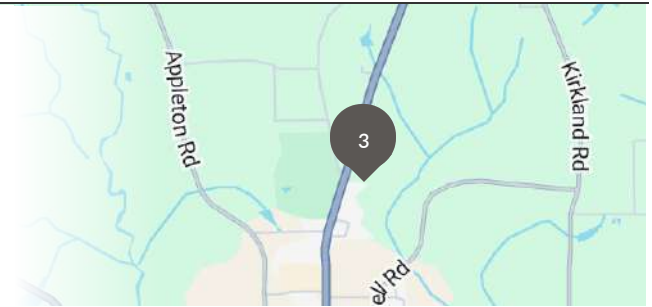
3



BREWTON SHOPPING CENTER

2570 Douglas Ave | Brewton, AL 36426

Sale Price:	\$4,502,553	Lot Size:	6.02 AC
Year Built:	2009	Building SF:	30,027 SF
Price PSF:	\$149.95	CAP:	8.37%
Closed:	03/17/2025	Occupancy:	100%



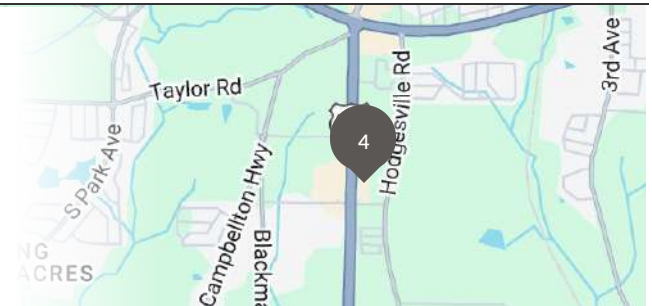
4



THE SHOPS AT SOUTH OATES

3341 S Oates Street | Dothan, AL 36301

Sale Price:	\$4,400,000	Lot Size:	6.56 AC
Year Built:	2008	Building SF:	33,900 SF
Price PSF:	\$129.79	CAP:	8.45%
Closed:	04/12/2024	Occupancy:	100%



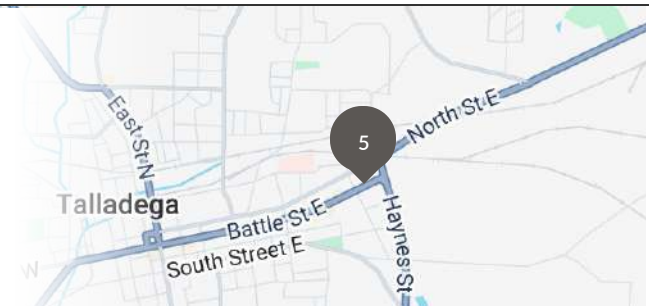
5



TALLADEGA SHOPPING CENTER

803 Battle St E | Talladega, AL 35160






Sale Price:	\$2,435,000	Lot Size:	3.6 AC
Year Built:	1981	Building SF:	47,437 SF
Price PSF:	\$51.33	CAP:	8.89%
Closed:	07/14/2025	Occupancy:	88%



Selma Shopping Center

2414 Kimble Road, Selma, AL 36703

Marcus & Millichap
LEVY RETAIL GROUP

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	
	 <p>Selma Shopping Center 2414 Kimble Road Selma, AL 36703</p>	\$3,717,500	24,849 SF	\$149.60	9.0%	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	CLOSE
1	 <p>Athens Shopping Center 1011 Highway 72 E Athens, AL 35611</p>	\$3,600,000	20,560 SF	\$175.10	8.0%	06/19/2024
2	 <p>Jacksonville Crossing 1555 South Pelham Road Jacksonville, AL 36265</p>	\$5,225,000	56,215 SF	\$92.95	8.31%	09/06/2024
3	 <p>Brewton Shopping Center 2570 Douglas Ave Brewton, AL 36426</p>	\$4,502,553	30,027 SF	\$149.95	8.37%	03/17/2025
4	 <p>The Shops at South Oates 3341 S Oates Street Dothan, AL 36301</p>	\$4,400,000	33,900 SF	\$129.79	8.45%	04/12/2024
5	 <p>Talladega Shopping Center 803 Battle St E Talladega, AL 35160</p>	\$2,435,000	47,437 SF	\$51.33	8.89%	07/14/2025
		PRICE	BLDG SF	PRICE/SF	CAP	CLOSE
	Totals/Averages	\$4,032,511	37,628 SF	\$107.17	8.4%	

Selma Shopping Center

2414 Kimble Road, Selma, AL 36703

Marcus & Millichap
LEVY RETAIL GROUP



★ SUBJECT PROPERTY
2414 Kimble Road | Selma, AL 36703

1 ATHENS SHOPPING CENTER
1011 Highway 72 E
Athens, AL 35611

2 JACKSONVILLE CROSSING
1555 South Pelham Road
Jacksonville, AL 36265

3 BREWTON SHOPPING CENTER
2570 Douglas Ave
Brewton, AL 36426

4 THE SHOPS AT SOUTH OATES
3341 S Oates Street
Dothan, AL 36301

5 TALLADEGA SHOPPING CENTER
803 Battle St E
Talladega, AL 35160

Section 5 DEMOGRAPHICS



Selma Shopping Center

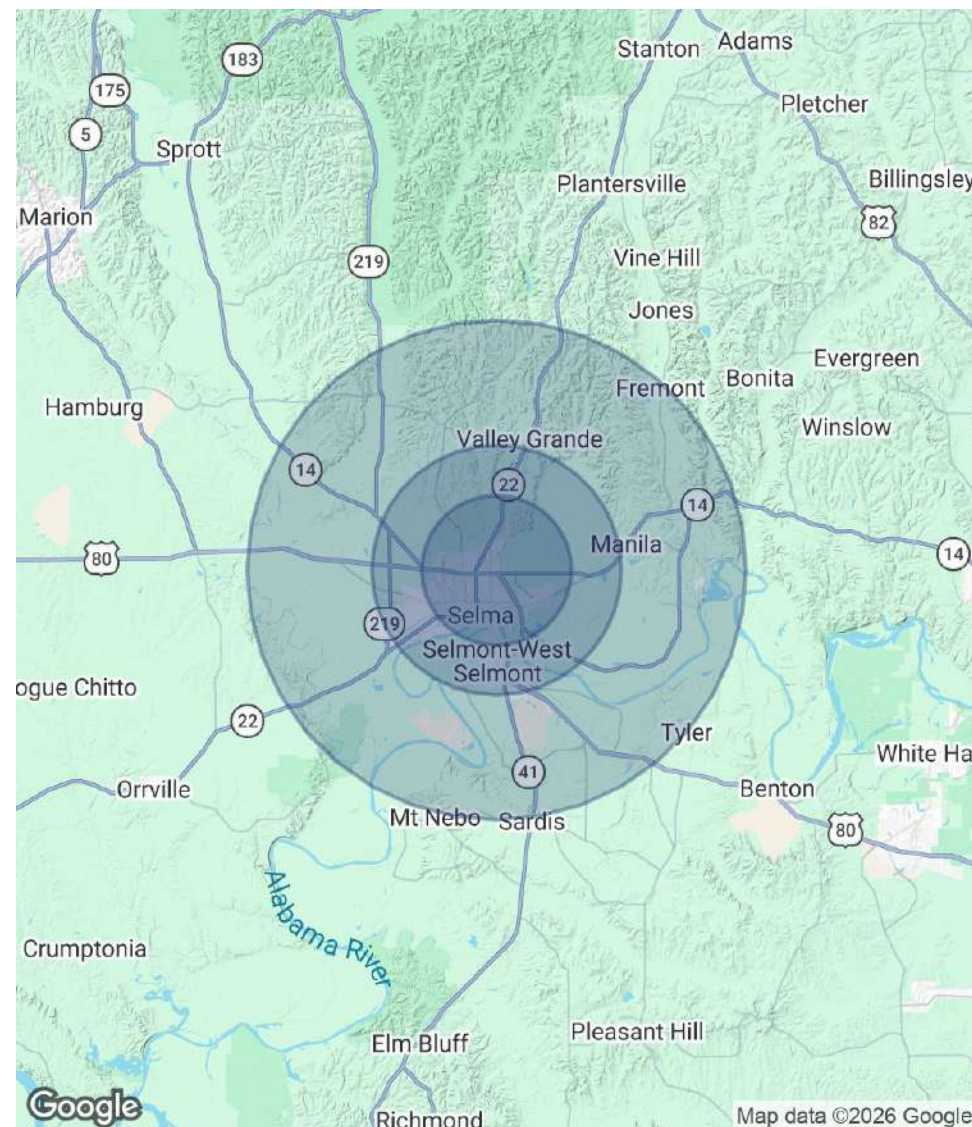
2414 Kimble Road, Selma, AL 36703

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	17,117	23,234	31,402
Average Age	39.7	40.3	40.9
Average Age (Male)	38.0	38.7	39.5
Average Age (Female)	41.1	41.6	42.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,201	9,699	13,112
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$43,672	\$46,928	\$49,715
Average House Value	\$80,181	\$86,375	\$91,575

ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	0.7%	0.8%	0.8%

RACE	3 MILES	5 MILES	10 MILES
Total Population - White	2,276	4,487	8,208
% White	13.3%	19.3%	26.1%
Total Population - Black	14,271	18,015	22,219
% Black	83.4%	77.5%	70.8%
Total Population - Asian	82	115	134
% Asian	0.5%	0.5%	0.4%
Total Population - Hawaiian	6	7	11
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	23	33	54
% American Indian	0.1%	0.1%	0.2%
Total Population - Other	460	577	775
% Other	2.7%	2.5%	2.5%





Marcus & Millichap
LEVY RETAIL GROUP

PHILIP LEVY
Executive Managing Director
Dallas Office

972.755.5225 Office
plevy@marcusmillichap.com
LICENSE: TX 0522087

5001 Spring Valley Road
Dallas, TX 75244