

TWO TENANT NNN

Investment Opportunity

BARBERITOS
the better burrito



Brand New Construction | Off Interstate 85 (49,600 VPD) | AHAI of \$146K within 1-Mile



12740 US-80

MONTGOMERY ALABAMA

ACTUAL SITE

ARONOV

SRS | CAPITAL MARKETS

EXCLUSIVELY MARKETED BY



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Century Church

KNOLLWOOD
BLVD

80

8

8,300 VPD

EAGLE

CIRCLE K





OFFERING

Pricing	\$4,320,000
Net Operating Income	\$270,000
Cap Rate	6.25%
Lease Type	NNN
Lease Guarantees	Personal (Contact Agent For Detail)
Occupancy	100%

PROPERTY SPECIFICATIONS

Property Address	12740 US-80, Montgomery, Alabama 36117
Total Rentable Area	4,015 SF
Land Area	1.78 AC
Year Built	2026
Tenants	Barberitos & Teriyaki Madness
Zoning	B-2



RENT ROLL



Suite #	Tenant Name	Size SF	Pro					Pro	Rental Increases						Expense	Lease	Lease	Options Remaining
			Rata	Rent	Rent	Rent	Rent	Rata	Increase		Rent	Rent	Rent	Rent	Recovery	Start	End	
			(SF)	Monthly	\$/SF/Mo	Annual	\$/SF/Yr	(\$)	Date	Inc.	Monthly	\$/SF/Mo	Annual	\$/SF/Yr	Type	Date	Date	
01	Global Grill Network, LLC (Barberitos)	2,165	54%	\$12,000	\$5.54	\$144,000	\$66.51	53%	-	-	-	-	-	-	NNN	Aug-26	Aug-36	2 (5-Year) 10% Increase at Beg. Of Each Opt.
02	Fusion Enterprise, LLC (Teriyaki Madness)	1,850	46%	\$10,500	\$5.68	\$126,000	\$68.11	47%	-	-	-	-	-	-	NNN	Jul-26	Jun-36	1 (5-Year) 10% Increase at Beg. Of Each Opt.
Total / Wtd. Avg:		4,015	100%	\$22,500	\$5.60	\$270,000	\$67.25	100%							Weighted Term Remaining (Years)			9.9

Notes: Barberitos has additional 590 patio space

Brand New Construction | 10-Year Leases | Options To Extend

- The offering features a brand new 2026 construction with modern design and materials
- Both tenants recently executed their new 10-year leases with options to extend
- Leases are NNN in nature limiting landlord responsibility for a future owner

Across From Heritage Village | Fastest-Growing Town in Alabama

- The subject property is a 1.78-acre retail lot located at Heritage Plaza in Pike Road, one of the fastest-growing towns in Alabama
- Conveniently located just off I-85 via Exit 16 in Waugh/Pike Road, ideal for restaurant or retail use
- Strong tenant synergy with existing Heritage Plaza tenants including Barberitos, Teriyaki Madness, Kado Stir Fry, Bite House, and Omni Provisions promotes crossover shopping to the subject property

Only Exit Serving Highway 80 | Dense, Growing Residential Base

- Exit 16 is the only exit providing access to Highway 80, which leads directly to 550+ single-family homes at Stone Park, Eastwood Villas, and Knollwood Subdivisions
- The trade area also includes 375+ apartment units at The Grove at Stone Park
- 20+ additional subdivisions throughout the Pike Road area rely on this exit for I-85 access, driving consistent traffic past the site

Strong Demographics In 5-mile Trade Area

- More than 17,600 residents and 4,600 employees support the trade area
- \$172,510 average household income

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



BARBERITOS

barberitos.com

Company Type: Subsidiary

Locations: 50+

Parent: WOWorks



Founded in 2000, Barberitos is a fast-casual Southwestern grill celebrated for its fresh, customizable menu featuring burritos, tacos, salads, and more. Committed to «The Better Burrito,» Barberitos uses high-quality, freshly prepared ingredients, including hand-smashed guacamole and marinated proteins. With restaurants throughout the Southeast, Barberitos offers a vibrant dining experience focused on flavor, freshness, and customer satisfaction. The brand began franchising in 2002 and was acquired by WOWorks in 2022, boasting attractive unit-level economics and positioning itself to lead the fast-casual burrito category.

Source: prnewswire.com



TERIYAKI MADNESS

teriyakimadness.com

Company Type: Private

Locations: 200+



Teriyaki Madness (TMAD for short) is a fast casual Seattle-style Japanese concept founded in 2003. Known for its crazy delicious teriyaki bowls, TMAD offers a customizable, protein-packed menu featuring marinated chicken, steak, salmon, tofu, and fresh veggies over rice or Yakisoba noodles, complemented by signature sauces and sides like eggrolls and edamame. This isn't your "average teriyaki" — it's huge bowls of bold, healthy (or not – we don't judge), over the top awesomeness. Cravings encouraged, chopsticks optional, and fair warning: these bowls are highly addictive. With over 200 shops across 41 states, the brand is rapidly expanding nationwide. Teriyaki Madness is actively seeking dedicated franchise operators of all backgrounds to bring fresh, delicious teriyaki bowls to their neighborhoods.

Source: businesswire.com

PROPERTY OVERVIEW



LOCATION



Montgomery, Alabama
Montgomery County

ACCESS



State Highway 8/U.S. Highway 80: 1 Access Point
Knollwood Boulevard: 1 Access Point

TRAFFIC COUNTS



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

IMPROVEMENTS



There is approximately total of 4,015 SF of existing building area

PARKING



There are approximately 45 parking spaces on the owned parcel.
The parking ratio is approximately 11.2 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 08-05-15-0-003-003.000
Acres: 1.78
Square Feet: 77,536

CONSTRUCTION



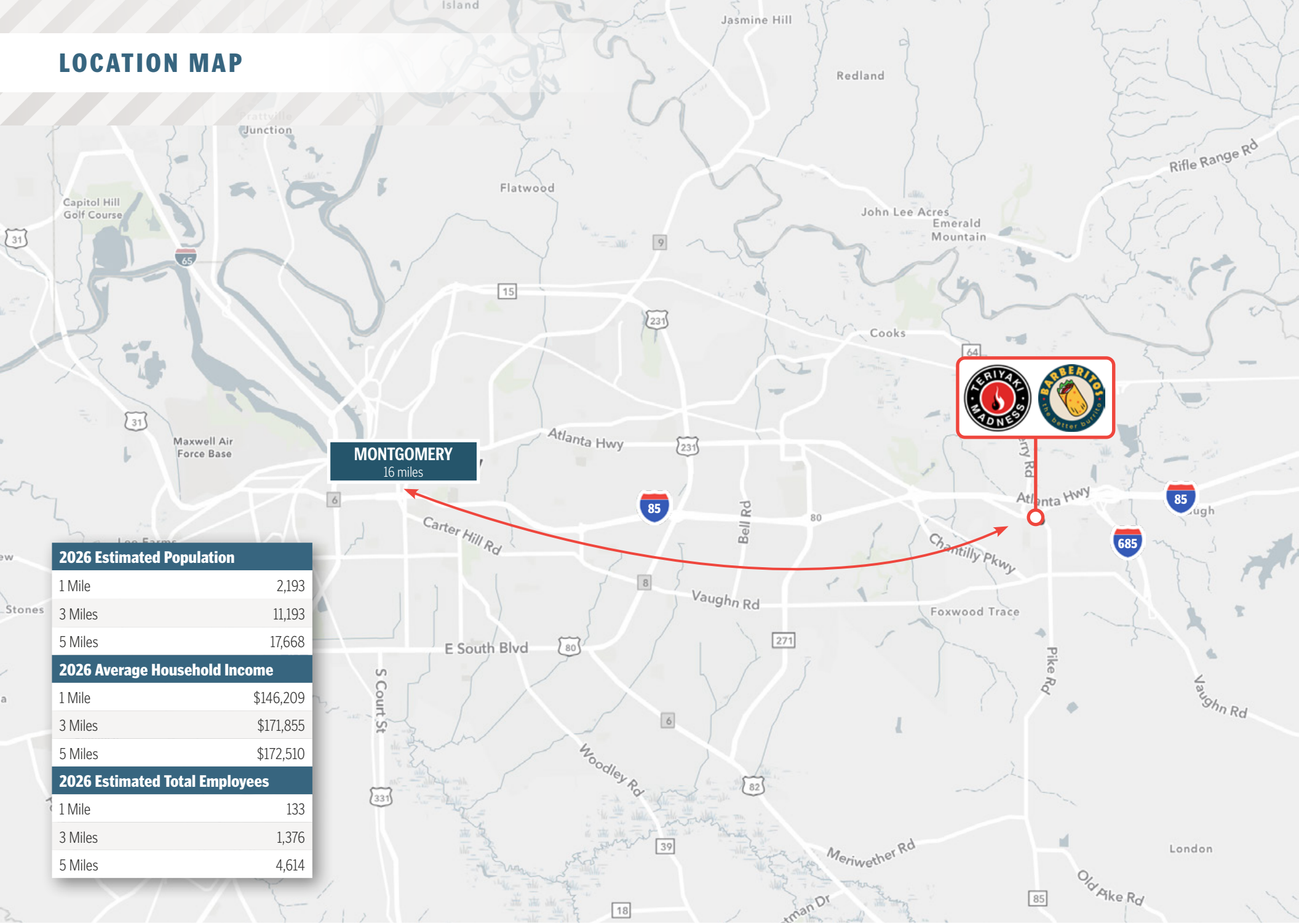
Year Built: 2026

ZONING



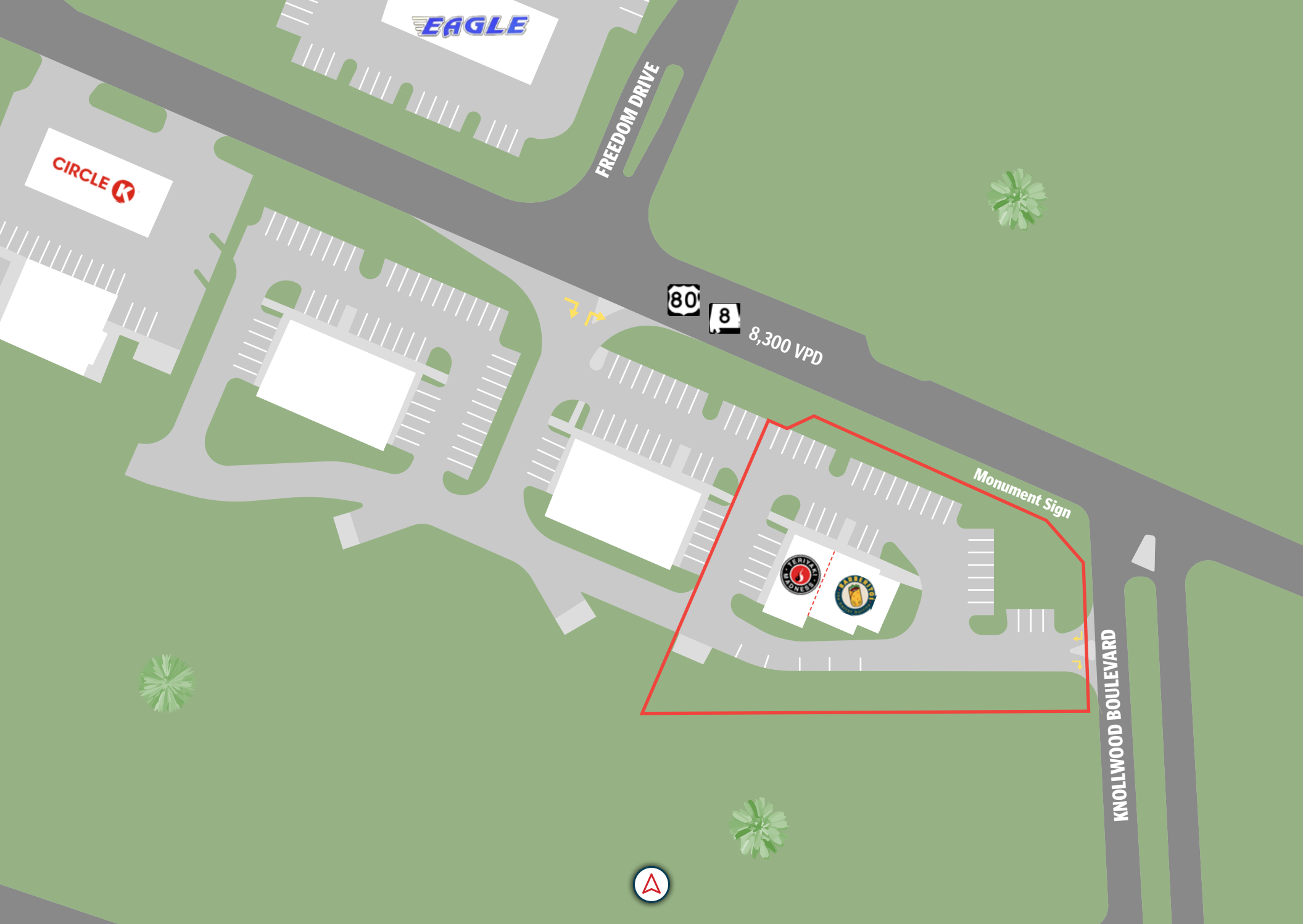
B-2

LOCATION MAP



2026 Estimated Population	
1 Mile	2,193
3 Miles	11,193
5 Miles	17,668
2026 Average Household Income	
1 Mile	\$146,209
3 Miles	\$171,855
5 Miles	\$172,510
2026 Estimated Total Employees	
1 Mile	133
3 Miles	1,376
5 Miles	4,614





AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	2,193	11,193	17,668
2031 Projected Population	2,206	11,432	18,416
2026 Median Age	34.8	36.8	38.6
Households & Growth			
2026 Estimated Households	821	3,903	5,944
2031 Projected Households	837	4,036	6,319
Income			
2026 Estimated Average Household Income	\$146,209	\$171,855	\$172,510
2026 Estimated Median Household Income	\$112,748	\$128,849	\$126,249
Businesses & Employees			
2026 Estimated Total Businesses	20	155	351
2026 Estimated Total Employees	133	1,376	4,614



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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