

6.05% CAP | Absolute NNN Lease | 17 Yrs Remaining | National Tenant



# 4900 US Hwy 231 FOR SALE

Wetumpka, AL 36092



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# PROPERTY OVERVIEW


Located along heavily traveled **U.S. Highway 231 in Wetumpka, Alabama**, 4900 U.S. Highway 231 is a newly developed, single-tenant net leased investment occupied by Popeyes, one of the nation's most recognized quick-service restaurant brands. The property benefits from excellent visibility, strong traffic exposure ( $\pm$  38,482 AADT), and a strategic location within Wetumpka's primary retail corridor, just north of Montgomery. The site serves a growing population base and draws customers from both local residents and regional commuters.

The investment is secured by a brand-new **20-year initial lease term with four five-year renewal options**, providing investors with a long-term, predictable income stream and limited near-term rollover risk. Supported by the strength of the Popeyes brand and Wetumpka's continued residential and commercial growth, the property offers a compelling combination of stable cash flow, strong real estate fundamentals, and long-term investment potential.




## \$2,150,000

SALE PRICE



## 6.05% CAP

CAP RATE



## \$130,050

NOI

<b>Address</b>	4900 US Highway 231, Wetumpka, AL 36092
<b>Sale Price:</b>	\$2,150,000
<b>Lease Type:</b>	Absolute NNN
<b>Building Size</b>	$\pm$ 2,766 SF
<b>Land Size</b>	$\pm$ 0.68 Acres
<b>Year Built</b>	2020
<b>Occupancy</b>	100% Leased to National Tenant

# PROPERTY HIGHLIGHTS

- Long-term **20-year initial lease term** providing stable, predictable cash flow.
- **Four (4) five-year renewal options**, offering extended income potential and tenant commitment.
- **Absolute NNN lease** structure with zero landlord responsibilities.
- Tenant responsible for roof, structure, HVAC, and parking lot maintenance and repairs, minimizing ownership risk and expense.
- **2% annual rent escalations** providing built-in income growth and inflation protection.
- Located **adjacent to the new Publix-anchored development** and near the highly anticipated Chick-fil-A and 7 Brew.
- **Positioned along the primary retail corridor** serving the rapidly growing Wetumpka trade area.
- **Strong visibility** and accessibility from US Highway 231 with significant daily traffic counts.
- Benefiting from continued residential and commercial growth in the Montgomery MSA.
- **National credit tenant** operating in a proven, high-demand quick-service restaurant location.



# PROPERTY AERIAL



**DOLLAR GENERAL**

ZAXBY'S  
**Wharf**  
Casual Seafood  
**SUBWAY**

**Walmart**  
Wendy's  
O'Reilly  
AUTO PARTS

**LOWE'S**

**POPEYES**  
LOUISIANA KITCHEN

COMING SOON!  
**Chick-fil-&**  
**SEVEN 7 BREW**  
DRIVE THRU COFFEE 777

US 231 (738,482 AADT)

at&t  
**BARBERITOS**  
FOOD · COMMUNITY · PEOPLE  
**tropical CAFE**  
SMOOTHIE

**Publix**

 **PROPERTY PHOTOS**



**TENANT PROFILE**



**POPEYES**

<b>Number of Locations</b>	± 5,400 Worldwide
<b>Countries Served</b>	40 +
<b>Founded</b>	1972
<b>Headquarters</b>	Miami, FL
<b>Website</b>	www.popeyes.com
<b>Signature Products</b>	Fried Chicken, Chicken Sandwiches

**Popeyes Louisiana Kitchen** is one of the world's leading quick-service chicken restaurant brands, known for its Louisiana-style fried chicken, signature chicken sandwiches, seafood offerings, and Southern-inspired side dishes. Founded in 1972 in New Orleans, Louisiana, Popeyes has built a strong reputation for bold flavors and distinctive Cajun-inspired recipes, serving millions of customers annually across the United States and internationally.

Today, Popeyes operates more than 4,000 locations worldwide and continues to expand through both corporate and franchise development. The brand benefits from strong consumer recognition, a loyal customer base, and consistent national marketing campaigns, making it one of the most recognizable names in the quick-service restaurant industry. Popeyes is a subsidiary of Restaurant Brands International, one of the largest restaurant companies in the world, which also owns several other globally recognized restaurant brands.



**20-YEAR LEASE | 17 YEARS REMAINING ON CURRENT LEASE | FOUR 5 YEAR OPTIONS WITH 2% INCREASES**

Lease Year	Lease Term	Annual Base Rent	Monthly Rent
4	06/01/2026 - 05/31/2027	\$130,050.00	\$10,837.50
5	06/01/2027 - 05/31/2028	\$132,651.00	\$11,054.25
6	06/01/2028 - 05/31/2029	\$135,304.02	\$11,275.34
7	06/01/2029 - 05/31/2030	\$138,010.10	\$11,500.84
8	06/01/2030 - 05/31/2031	\$140,770.30	\$11,730.86
9	06/01/2031 - 05/31/2032	\$143,585.71	\$11,965.48
10	06/01/2032 - 05/31/2033	\$146,457.42	\$12,204.79
11	06/01/2033 - 05/31/2034	\$149,386.57	\$12,448.89
12	06/01/2034 - 05/31/2035	\$152,374.30	\$12,697.86
13	06/01/2035 - 05/31/2036	\$155,421.79	\$12,951.82
14	06/01/2036 - 05/31/2037	\$158,530.22	\$13,210.85
15	06/01/2037 - 05/31/2038	\$161,700.83	\$13,475.07
16	06/01/2038 - 05/31/2039	\$164,934.85	\$13,744.57
17	06/01/2039 - 05/31/2040	\$168,233.54	\$14,019.46
18	06/01/2040 - 05/31/2041	\$171,598.21	\$14,299.85
19	06/01/2041 - 05/31/2042	\$175,030.18	\$14,585.85
20	06/01/2042 - 05/31/2043	\$178,530.78	\$14,877.57

# WETUMPKA AL

**Wetumpka** is a thriving riverfront community in Elmore County located approximately 15 miles northeast of Montgomery. As the county seat, Wetumpka has become one of the fastest-growing communities in the Montgomery metropolitan area, offering residents and businesses a blend of small-town charm, modern amenities, and convenient access to the region's major employment centers.

Home to more than 9,000 residents, Wetumpka has experienced steady population growth driven by strong residential development, quality schools, and a high quality of life. The city's strategic location along U.S. Highway 231 provides excellent connectivity to Montgomery, Maxwell Air Force Base, and Interstate 65, making it an attractive destination for both families and businesses.

Known for its historic downtown, scenic Coosa River waterfront, and nationally recognized revitalization efforts featured on HGTV's *Home Town Takeover*, Wetumpka has emerged as a popular destination for tourism, retail, and commercial investment. The city's continued growth, expanding consumer base, and ongoing public and private investment make it one of Central Alabama's most desirable markets for development and business expansion.

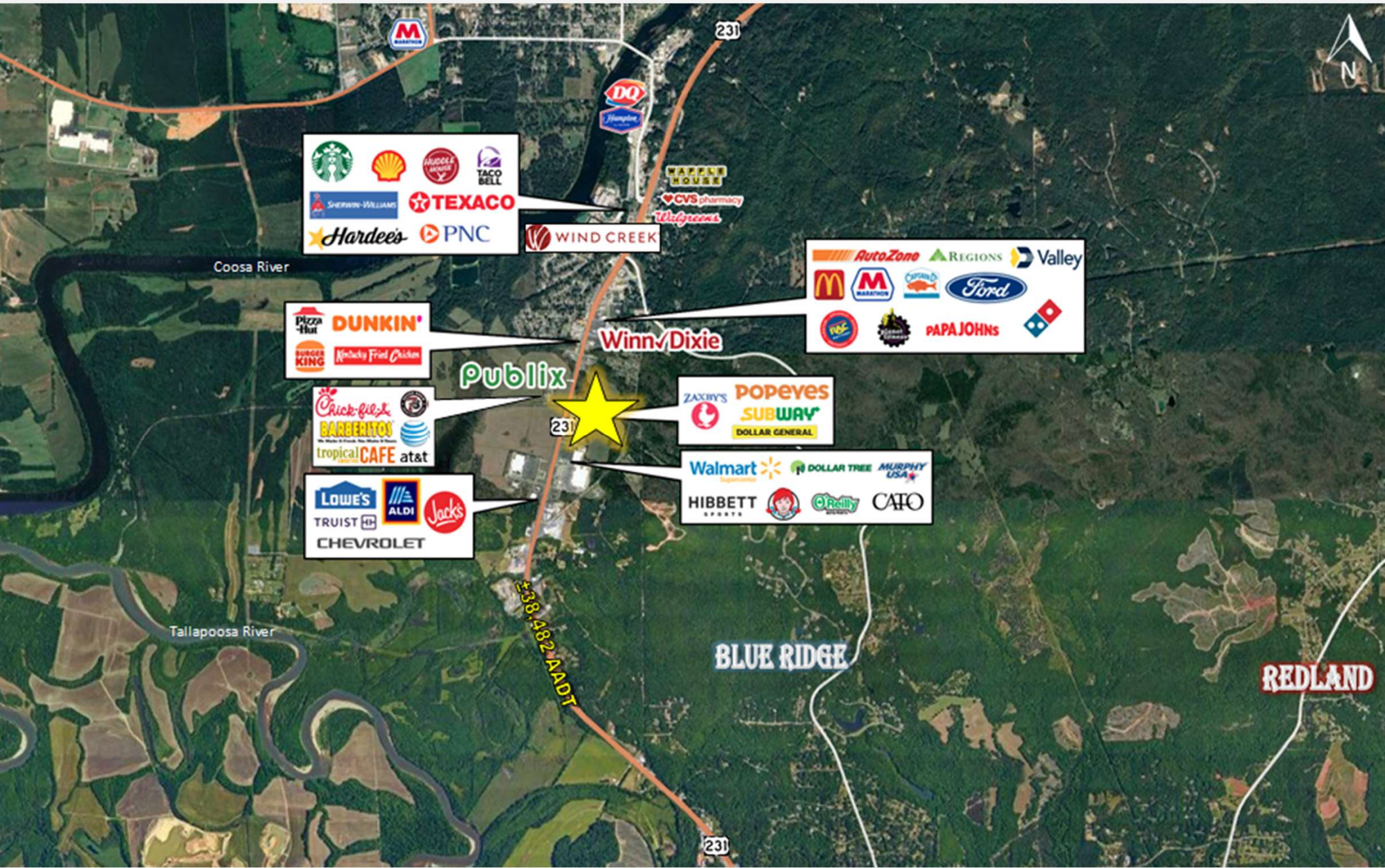
## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	904	5,583	11,852
Average Age	44.9	39.3	40.2
Average Age (Male)	33.8	34.7	37
Average Age (Female)	48.4	41.4	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$93,986	\$101,423	\$104,489
Average House Value	\$219,119	\$219,670	\$204,567

 <b>± 38,482</b> US Highway 231	 <b>± 5,583</b> People Within 3 Miles	 <b>\$101,000 +</b> Average HH Income
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# RETAIL MAP



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