



# GOODWILL ANCHORED CENTER

224 Town Mart

For Sale: \$2,598,000

TOWN MART

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Traveling along I-65 in Alabama between Montgomery and Birmingham the 120-foot peach shaped water tower has become a significant landmark. The water tower celebrates the importance of the peach industry to this region. Over 80% of Alabama's peach crop comes from Chilton County. While the area is widely known for its peach production it is also known for other fruit and vegetable crops, including strawberries, watermelons, and tomatoes. Timber, cattle, poultry, corn, and cotton are also important economically.



Nestled in the heart of Chilton County, Clanton is a thriving community known for its Southern charm, strategic location, and economic vitality. Conveniently situated along the I-65 corridor between Birmingham and Montgomery, Clanton offers a unique blend of small-town atmosphere and big-city accessibility. With a growing population, strong local economy, and a reputation as Alabama's peach capital, Clanton is an ideal location for retail and commercial investment.

# PROPERTY FEATURES

Town Mart  
224 Town Mart | Clanton, AL 35045



## FEATURES

Building Name:	Town Mart
Sale Price	\$2,599,000
Cap Rate	9%
NOI:	\$233,945
Building Class:	Retail
Building SF:	56,450
Construction Type:	Masonry & Steel
Frontage:	Hwy 31
HVAC:	RTU
Land:	6.07 Acres
Parking Ratio:	5.8/1,000
Rentable SF:	56,450
Tenants/Units:	9
Type:	Retail
Year Built:	1962 / Upfit 2025
County:	Clanton
Usable sq.ft.:	56,450
Occupancy:	100%
APN:	14-17-01-01-2-001-027.001

# PROPERTY PHOTOS

Town Mart  
224 Town Mart | Clanton, AL 35045



# PROPERTY PHOTOS

Town Mart  
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# PRO FORMA SUMMARY

Town Mart  
224 Town Mart | Clanton, AL 35045



## Investment Summary

Price	\$2,598,100
Year Built	1962
Tenants	9
RSF	54,952
Price/RSF	\$47.28
Lot Size	6.0 acres
Floors	1
Cap Rate	9.0%

## Tenant Annual Scheduled Income

Tenant	Actual
Maddog Grill	\$54,000
Maddogs 2	\$10,200
H & R Block	\$19,980
Clear Choice Hearing	\$14,400
Alabama Goodwill	\$122,654
Bren Will	\$32,360
St. of AL Pardons & Paroles	\$11,400
Automation Personnel	\$12,600
Hearing Aid	\$7,600
<b>Totals</b>	<b>\$285,194</b>

## Annualized Income

Description	Actual
<b>Gross Potential Rent</b>	<b>\$285,194</b>
- Less: Vacancy	(\$7,212)
+ Reimbursements	\$3,297
<b>Effective Gross Income</b>	<b>\$281,279</b>
- Less: Expenses	(\$47,334)
<b>Net Operating Income</b>	<b>\$233,945</b>

## Annualized Expenses

Description	Actual
Property Management Fee	\$11,502
Building Insurance	\$15,169
Grounds Maintenance	\$2,500
Repairs	\$6,620
Taxes - Real Estate	\$8,134
Trash Removal	\$1,535
Utilities	\$1,874
<b>Total Expenses</b>	<b>\$47,334</b>
<b>Expenses Per RSF</b>	<b>\$0.86</b>

# ANNUAL PROPERTY OPERATING DATA

Town Mart  
224 Town Mart | Clanton, AL 35045

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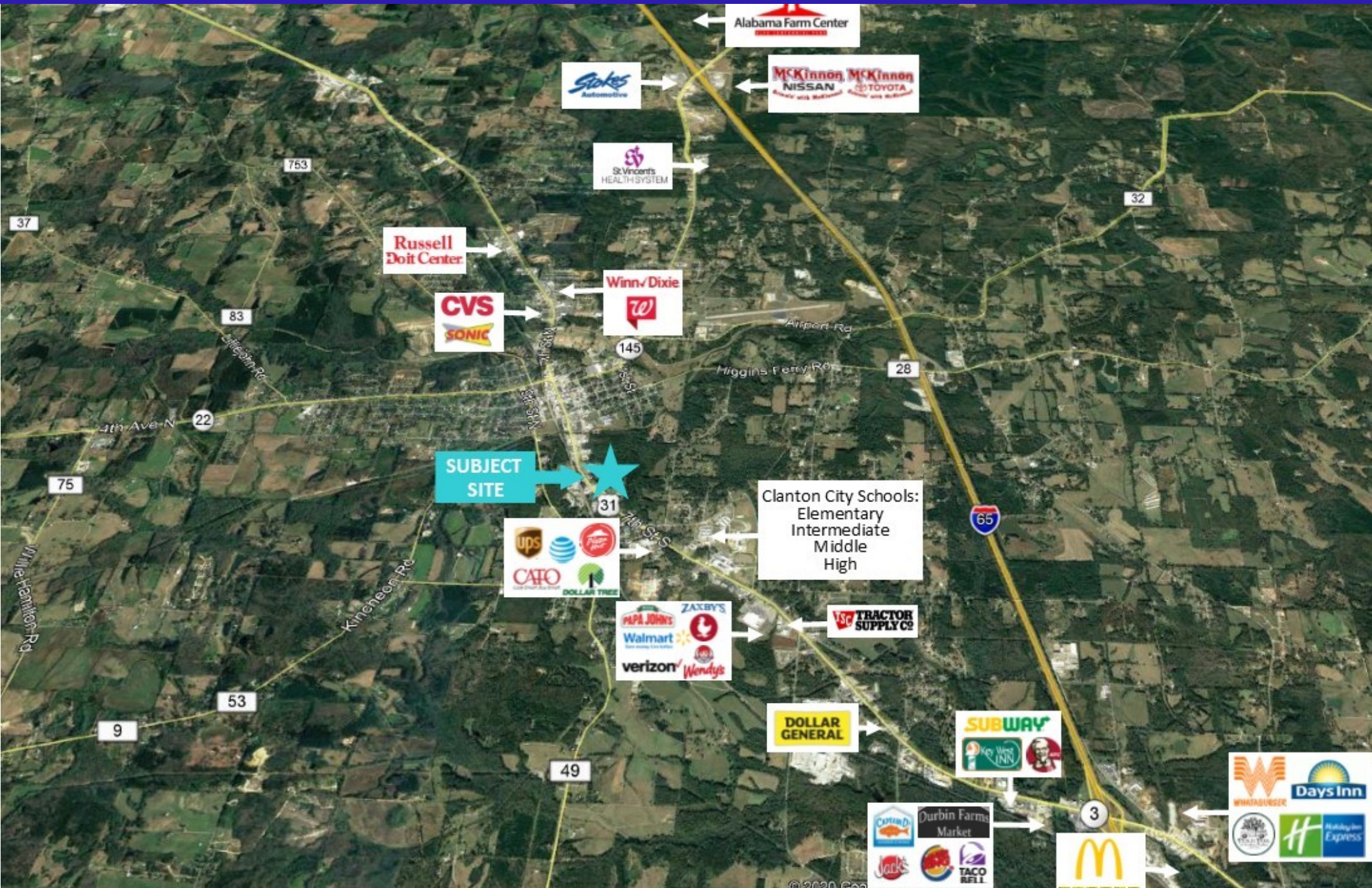
Description Year Ending	Year 1 04/2027	Year 2 04/2028	Year 3 04/2029	Year 4 04/2030	Year 5 04/2031
<b>Income</b>					
Rental Income	\$285,194	\$285,194	\$285,194	\$285,194	\$285,194
Expense Reimbursements	\$3,297	\$3,345	\$3,394	\$3,444	\$3,496
<b>Gross Scheduled Income</b>	<b>\$288,492</b>	<b>\$288,539</b>	<b>\$288,588</b>	<b>\$288,639</b>	<b>\$288,691</b>
General Vacancy	(\$7,212)	(\$7,213)	(\$7,215)	(\$7,216)	(\$7,217)
<b>Gross Operating Income</b>	<b>\$281,279</b>	<b>\$281,326</b>	<b>\$281,374</b>	<b>\$281,423</b>	<b>\$281,474</b>
<b>Expenses</b>					
Property Management Fee	(\$11,502)	(\$11,504)	(\$11,506)	(\$11,508)	(\$11,510)
Building Insurance	(\$15,169)	(\$15,624)	(\$16,093)	(\$16,576)	(\$17,073)
Grounds Maintenance	(\$2,500)	(\$2,575)	(\$2,652)	(\$2,732)	(\$2,814)
Repairs	(\$6,620)	(\$6,819)	(\$7,023)	(\$7,234)	(\$7,451)
Taxes - Real Estate	(\$8,134)	(\$8,134)	(\$8,134)	(\$8,134)	(\$8,134)
Trash Removal	(\$1,535)	(\$1,535)	(\$1,535)	(\$1,535)	(\$1,535)
Utilities	(\$1,874)	(\$1,930)	(\$1,988)	(\$2,048)	(\$2,109)
<b>Total Operating Expenses</b>	<b>(\$47,334)</b>	<b>(\$48,121)</b>	<b>(\$48,932)</b>	<b>(\$49,766)</b>	<b>(\$50,626)</b>
<b>Operating Expense Ratio</b>	<b>16.83%</b>	<b>17.11%</b>	<b>17.39%</b>	<b>17.68%</b>	<b>17.99%</b>
<b>Net Operating Income</b>	<b>\$233,945</b>	<b>\$233,205</b>	<b>\$232,442</b>	<b>\$231,657</b>	<b>\$230,848</b>

# LEASE RENT ROLL

Town Mart  
224 Town Mart | Clanton, AL 35045

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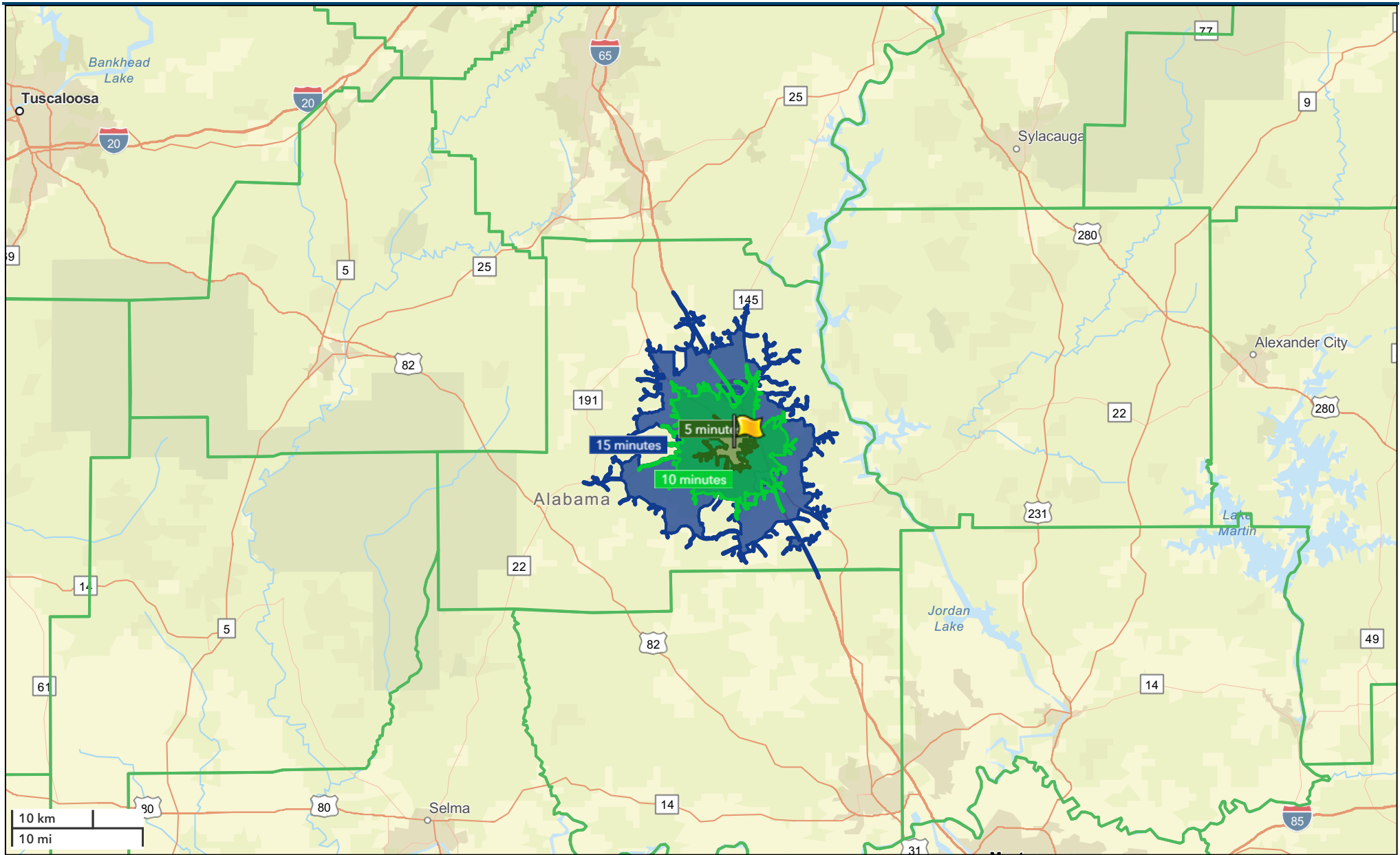
Tenant	Suite	Size	Start	Expires	\$/RSF	Rent
Maddog Grill		4,500	05/01/21	04/30/27	\$12.00	\$54,000
Maddogs 2		1,000	09/01/20	08/31/25	\$10.20	\$10,200
H & R Block		2,000	01/01/09	04/30/26	\$9.99	\$19,980
Clear Choice Hearing		1,500	06/01/23	05/31/26	\$9.60	\$14,400
Alabama Goodwill		25,822	07/01/25	06/30/40	\$4.75	\$122,654
Bren Will		16,180	07/01/25	06/30/30	\$2.00	\$32,360
St. of AL Pardons & Paroles		1,500	01/01/16	03/31/26	\$7.60	\$11,400
Automation Personnel		1,500	12/01/18	11/30/26	\$8.40	\$12,600
Hearing Aid		950	07/01/25	06/30/28	\$8.00	\$7,600



# DEMOGRAPHICS

Town Mart  
224 Town Mart | Clanton, AL 35045

5-10-15 Minute Drive Time



Easterling  
679-699 4th Ave N, Clanton, Alabama, 35045  
Drive time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 32.84101  
Longitude: -86.63201

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2010 Population	3,919	12,853	20,810
2020 Population	4,081	13,099	21,370
2025 Population	4,191	13,222	21,819
2030 Population	4,236	13,296	22,120
2010-2020 Annual Rate	0.41%	0.19%	0.27%
2020-2025 Annual Rate	0.51%	0.18%	0.40%
2025-2030 Annual Rate	0.21%	0.11%	0.27%
2020 Male Population	46.0%	47.7%	48.2%
2020 Female Population	54.0%	52.3%	51.8%
2020 Median Age	40.2	40.2	40.4
2025 Male Population	46.9%	48.4%	49.0%
2025 Female Population	53.1%	51.6%	51.0%
2025 Median Age	41.1	40.8	41.0

In the identified area, the current year population is 21,819. In 2020, the Census count in the area was 21,370. The rate of change since 2020 was 0.40% annually. The five-year projection for the population in the area is 22,120 representing a change of 0.27% annually from 2025 to 2030. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 41.0, compared to U.S. median age of 39.6.

### Race and Ethnicity

2025 White Alone	66.7%	73.4%	78.4%
2025 Black Alone	21.3%	14.8%	10.8%
2025 American Indian/Alaska Native Alone	0.8%	0.7%	0.6%
2025 Asian Alone	1.1%	0.9%	0.6%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	4.9%	5.3%	4.8%
2025 Two or More Races	5.1%	4.8%	4.7%
2025 Hispanic Origin (Any Race)	7.6%	8.0%	7.5%

Persons of Hispanic origin represent 7.5% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 45.7 in the identified area, compared to 72.7 for the U.S. as a whole.

### Households

2025 Wealth Index	41	55	59
2010 Households	1,495	4,950	7,921
2020 Households	1,531	5,112	8,268
2025 Households	1,575	5,212	8,541
2030 Households	1,602	5,276	8,715
2010-2020 Annual Rate	0.24%	0.32%	0.43%
2020-2025 Annual Rate	0.54%	0.37%	0.62%
2025-2030 Annual Rate	0.34%	0.24%	0.40%
2025 Average Household Size	2.54	2.47	2.51

The household count in this area has changed from 8,268 in 2020 to 8,541 in the current year, a change of 0.62% annually. The five-year projection of households is 8,715, a change of 0.40% annually from the current year total. Average household size is currently 2.51, compared to 2.54 in the year 2020. The number of families in the current year is 5,801 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Easterling  
679-699 4th Ave N, Clanton, Alabama, 35045  
Drive time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 32.84101  
Longitude: -86.63201

	5 minutes	10 minutes	15 minutes
<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	18.8%	18.8%	18.1%
<b>Median Household Income</b>			
2025 Median Household Income	\$50,820	\$60,276	\$64,335
2030 Median Household Income	\$62,607	\$67,817	\$72,278
2025-2030 Annual Rate	4.26%	2.39%	2.36%
<b>Average Household Income</b>			
2025 Average Household Income	\$66,048	\$75,245	\$77,986
2030 Average Household Income	\$71,768	\$82,421	\$85,289
2025-2030 Annual Rate	1.68%	1.84%	1.81%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$26,924	\$29,967	\$30,738
2030 Per Capita Income	\$29,428	\$33,043	\$33,834
2025-2030 Annual Rate	1.79%	1.97%	1.94%
<b>GINI Index</b>			
2025 Gini Index	41.5	43.2	42.2

### Households by Income

Current median household income is \$64,335 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$72,278 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$77,986 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$85,289 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$30,738 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$33,834 in five years, compared to \$50,744 for all U.S. households.

<b>Housing</b>			
2025 Housing Affordability Index	126	126	131
2010 Total Housing Units	1,749	5,547	8,990
2010 Owner Occupied Housing Units	905	3,426	5,863
2010 Renter Occupied Housing Units	591	1,525	2,057
2010 Vacant Housing Units	254	597	1,069
2020 Total Housing Units	1,785	5,643	9,114
2020 Owner Occupied Housing Units	907	3,498	6,090
2020 Renter Occupied Housing Units	624	1,614	2,178
2020 Vacant Housing Units	179	526	876
2025 Total Housing Units	1,828	5,736	9,391
2025 Owner Occupied Housing Units	947	3,605	6,361
2025 Renter Occupied Housing Units	628	1,607	2,180
2025 Vacant Housing Units	253	524	850
2030 Total Housing Units	1,851	5,791	9,548
2030 Owner Occupied Housing Units	989	3,711	6,581
2030 Renter Occupied Housing Units	613	1,565	2,134
2030 Vacant Housing Units	249	515	833

### Socioeconomic Status Index

2025 Socioeconomic Status Index	45.6	47.9	48.8
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Currently, 67.7% of the 9,391 housing units in the area are owner occupied; 23.2% are renter occupied; and 9.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 9,114 housing units in the area and 9.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.57%. Median home value in the area is \$186,137, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 4.67% annually to \$233,851.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.