SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

13 Years Remaining | New Construction | Annual Rental Increases

7260 Gadsden Highway

TRUSSVILLE ALABAMA

ACTUAL SITE

PRESENTED BY

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SRS CAPITAL MARKETS

NATIONAL NET LEASE

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

OFFERING

Pricing	$1,292,000
Net Operating Income	$84,000
Cap Rate	6.50%

PROPERTY SPECIFICATIONS

Property Address	7260 Gadsden Highway Trussville, Alabama 35173
Rentable Area	810 SF
Land Area	1.12 AC
Year Built	2026 (Under Construction)
Tenant	Ellianos Coffee
Guaranty	Personal Guarantee - Contact Agent for Details
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	13 Years
Increases	2% Annual
Options	2 (5-Year)
Rent Commencement	2024 (Est.)
Lease Expiration	2039 (Est.)
ROFO/ROFR	No

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	1,023	17,450	54,117
2025 Households	387	6,234	19,853
2025 Average Household Income	$180,828	$153,022	$116,165
2025 Median Age	42.9	40.8	39.6
2025 Total Businesses	102	725	1,631
2025 Total Employees	1,113	7,733	17,699

 REPRESENTATIVE PHOTO

		LEASE TERM		RENTAL RATES				
Tenant Name	**Square Feet**	**Lease Start**	**Lease End**	**Begin**	**Increase**	**Monthly**	**Annually**	**Options**
Ellianos Coffee	810	2024	2039	Year 1	-	$7,000	$84,000	2 (5-Year)
(Franchisee)		(Est.)	(Est.)	Year 2	2%	$7,140	$85,680	
				Year 3	2%	$7,283	$87,394	
				2% Annual Increases throughout Initial Term & Options Thereafter				

13 Years Remaining | Strong & Growing Tenant | Scheduled Rental Increases | Brand New Construction

- The tenant currently has 13 years remaining on their initial lease with 2 (5-year) options to extend, demonstrating their commitment to the site
- Ellianos Coffee was founded in Lake City, Florida and currently has 74 operating locations with over 200 additional locations planned
- The brand new site will feature a state-of-the-art design with high-quality materials
- The lease features a 2% annual rental increases throughout initial term and options thereafter, steadily growing the NOI and providing a hedge against inflation

Absolute NNN | Zero Landlord Responsibilities | Fee Simple

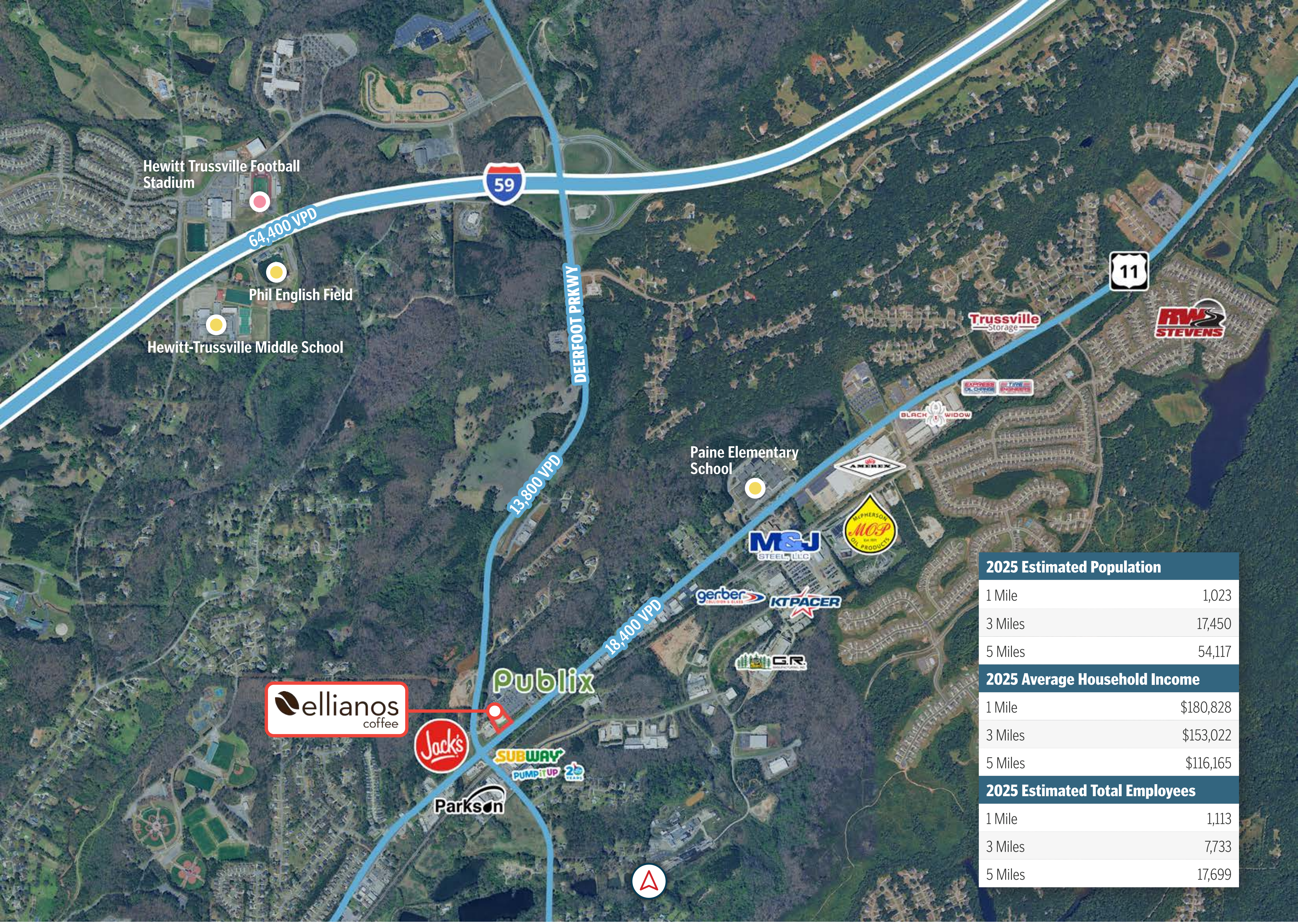
- Tenant pays for taxes, insurance, CAM, and maintains all aspects of the premises
- Zero landlord responsibilities
- Ideal, management-free investment for a passive investor

Off I-59 | Near Signalized, Hard Corner | Directly Next to Publix | Strong National/Credit Tenant Presence | Nearby School

- Ideally positioned off I-59 (64,400) VPD, allowing for on/off ramp access to the site and surrounding trade area
- Near signalized, hard corner intersection of Gadsden Hwy and Deerfoot Pkwy which combined average 32,200 vehicles passing by daily
- The property is directly next to a Publix
- The site is near multiple national/credit tenants including Shell, Subway, Gerber Collision, 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 Hewitt-Trussville Middle School (1,139 students), further increasing consumer traffic to the site

Ideal Demographics in 5-Mile Trade Area | Six-Figure Incomes

- An affluent average household income exceeds $180,828 within 1-mile radius
- More than 54,000 individuals residing within 5-miles of the subject property



2025 Estimated Population	
1 Mile	1,023
3 Miles	17,450
5 Miles	54,117
2025 Average Household Income	
1 Mile	$180,828
3 Miles	$153,022
5 Miles	$116,165
2025 Estimated Total Employees	
1 Mile	1,113
3 Miles	7,733
5 Miles	17,699

Publix
ellianos
coffee
13,800 VPD
DEERFOOT PARKWAY
GADSDEN HIGHWAY
18,400 VPD
11

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ELLIANOS COFFEE

ellianos.com
Company Type: Private
Locations: 74+

Ellianos Coffee, established in 2002 by entrepreneurs Scott and Pam Stewart, strives to deliver unmatched quality and care to Every Guest. Every Time. Throughout its 20-year history, Ellianos has expanded to 74 stores, with over 200 more in various stages of development. Franchise Business Review (FBR) recognized Ellianos as a 2026 Top Franchise and a 2025 Top Food Franchise. Entrepreneur Magazine included Ellianos in its 2026 Franchise 500 list, highlighting it among the nation's top franchises. Additionally, Ellianos was celebrated as a Top 10 Coffee Franchise by Entrepreneur Magazine in 2024 and was featured in QSR Magazine's 16 Best Restaurant Franchising Deals for 2024.

Source: globenewswire.com

Retailers Embrace Efficiency with Smaller, Drive-Thru Only Formats

Starbucks, Take 5 Oil Change, 7 Brew, Wawa are just a few examples.

By Will Wamble | December 02, 2024

Recently there has been a proliferation of smaller prototype and drive-thru only format tenants in retail real estate. There are a wide range of retailers involved in this heightened trend including oil change companies, quick service restaurants (QSRs), and multiple coffee concepts, among others. Some specific brands include Starbucks, Take 5 Oil Change, 7 Brew, Wawa, Caribou Coffee, Scooter's, Salad and Go, Smalls Sliders, Jimmy John's, Checkers, Elliano's, Greenlane, Tim Hortons, and The Human Bean. Other QSRs like Chick-Fil-A, McDonald's, Chipotle, Taco Bell, and Portillo's have also recently experimented with drive-thru only models and buildings. Typically, the building size for this format is about 1,500 square feet (sf) or less.

Drive-thru only buildings enable retailers to maximize operational efficiencies by reducing facilities management expenses and labor costs. They also allow for increased customer convenience and accommodate shifting consumer preferences by streamlining digital and mobile ordering. Building construction is less capital intensive for both landlords and tenants with a lot of these users starting to incorporate prefabricated buildings in their designs. The smaller building footprints allow operators to establish a presence in denser, infill markets which otherwise have high barriers to entry.

In addition to the above efficiencies, smaller building footprints help landowners maximize value of smaller parcels. For example, most traditional QSRs typically require 1.25 to 1.50 acres while, a majority of the newer drive-thru only concepts can utilize three-fourths of an acre or less. This allows developers or landowners to optimize smaller parcels and, in some cases, they can accommodate an additional tenant. Landowners aren't sacrificing much on annual rents since retailers are willing to pay higher rents for smaller buildings in order to be in prime locations that might have otherwise been unattainable. These tenants are typically creditworthy and willing to sign long-term absolute net leases or ground leases. If the property owner intends to sell the property, this helps them to attain attractive cap rates when selling the stabilized properties to investors seeking passive income.

Source: GlOBE STREET
Read Full Article HERE

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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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