



T - M O B I L E · N N L E A S E

OFFERED AT

2113 Quintard Avenue

\$422,000

Anniston, AL 36201 · Calhoun County



T-Mobile

T E N A N T



4,000 SF

B U I L D I N G



1983 / '21

 B U I L T /
R E N O V A T E D


7.1%

C A P R A T E

INVESTMENT SUMMARY

A 4,000 SF freestanding retail building on 0.44 acres along Anniston's Quintard Avenue, 100% leased to Verge Mobile (d/b/a T-Mobile) — one of the fastest-growing T-Mobile authorized retailers in the country, with 100+ locations. NN lease structure with 2% annual increases, minimal landlord responsibilities, and below-market rent at \$7.50 PSF. Surrounded by national retailers (Pizza Hut, Popeye's, McDonald's, Verizon, Jack's) in one of Anniston's primary commercial corridors.

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0 1 · T H E P R O P E R T Y

Property Overview

The Wolfes Company, as exclusive broker, is pleased to present the opportunity to acquire T-Mobile (the "Property") in Anniston, Alabama. The Property is a 4,000 SF freestanding building on 0.44 acres leased to Verge Mobile, d/b/a T-Mobile — one of the fastest-growing T-Mobile authorized retailers in the country, with 100+ locations nationwide.

Located on highly traveled Quintard Avenue, the Property offers excellent visibility and convenient access in one of Anniston's primary commercial corridors. Strong daily traffic counts and surrounding established businesses include Pizza Hut, Popeye's, McDonald's, Verizon, and Jack's, among others.

INVESTMENT HIGHLIGHTS

- 100% leased to a nationally recognized tenant
- NN lease with minimal landlord responsibilities
- 2% annual rent increases
- Below-market rent at \$7.50 PSF
- Operated by a T-Mobile franchisee with 100+ locations
- Excellent ingress, egress, and visibility
- Surrounded by nationally recognized retailers



ADDRESS

2113 Quintard Ave.

Anniston, AL 36201

SQUARE FEET

4,000 SF

LOT SIZE

0.44 acres

YEAR BUILT

1983

Renovated 2021

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Photos



Pylon signage & corridor view



Storefront from Quintard Avenue



Storefront with parking



Detail — awning & signage

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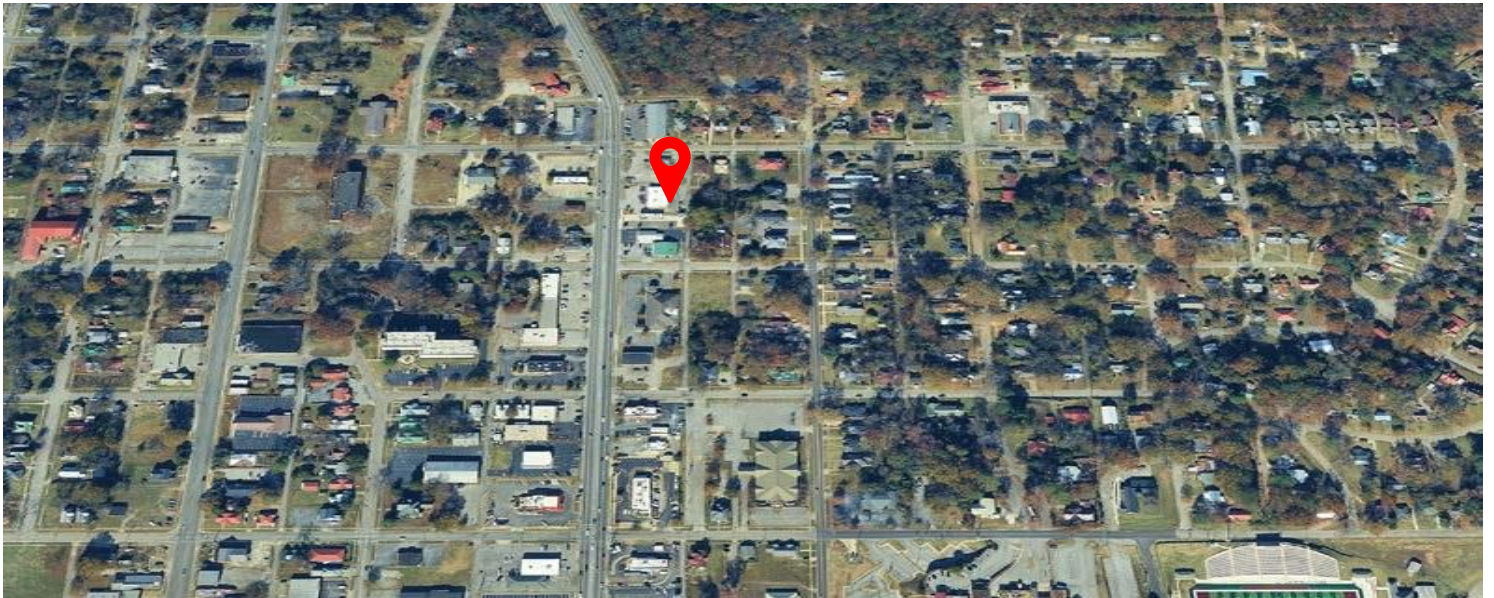
0 1 · T H E P R O P E R T Y

Aerials

Bird's-eye views of the Property within Anniston's primary commercial corridor.



W I D E V I E W — Q U I N T A R D A V E N U E C O R R I D O R



R E T A I L E R C O N T E X T — S U R R O U N D I N G N A T I O N A L T E N A N T S

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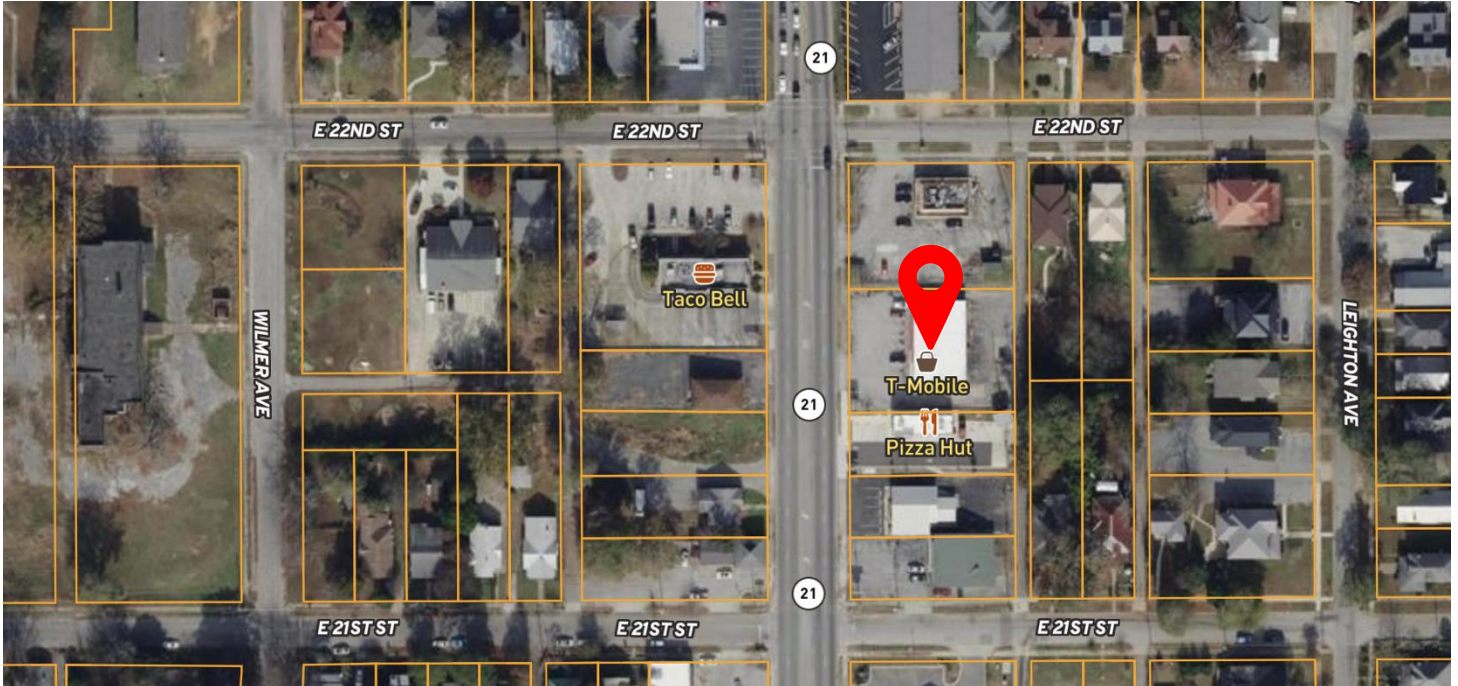
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01 · THE PROPERTY

Site Layout



LOT SIZE

0.44 acres

BUILDING

4,000 SF

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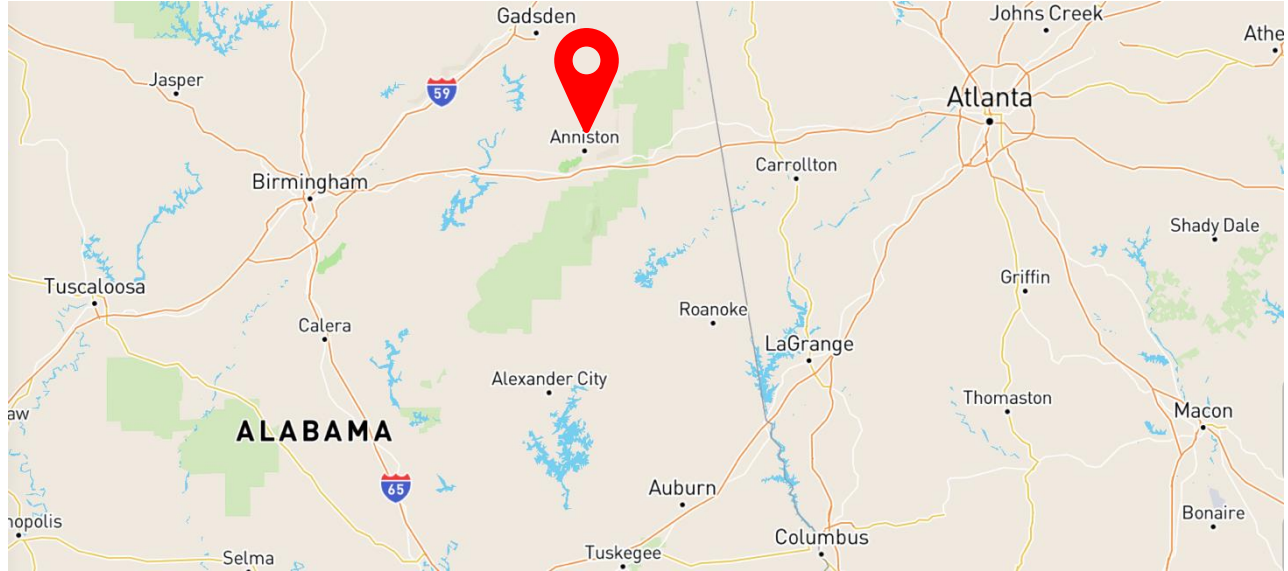
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Location & Demographics



ANNISTON, AL IN CONTEXT

Anniston benefits from its proximity to major interstate corridors, established manufacturing assets, and military infrastructure — most notably the Anniston Army Depot, one of the region's largest employers. Ongoing public and private investment is supporting downtown redevelopment, adaptive reuse of historic properties, and recreational tourism tied to world-class cycling, trail systems, and outdoor amenities.

KEY DISTANCES

I-20	~2.0 mi
Birmingham, AL	~60 mi
Atlanta, GA	~95 mi
Atlanta Airport	~105 mi
Port of Mobile	~260 mi
Port of Savannah	~350 mi

DEMOGRAPHICS · 2025 ESTIMATES

	1 - MILE	3 - MILE	5 - MILE
Population	5,212	19,688	42,067
Households	2,159	8,255	18,049
Avg HH Income	\$46,612	\$62,652	\$68,720

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0 2 · FINANCIALS

Financial Overview

NET OPERATING INCOME

Base Rent	\$30,000
Plus Expense Reimbursements	\$7,976
Total Income	\$37,976
Less Vacancy	\$0
Gross Operating Income	\$37,976
Less Expenses	\$7,976
Net Operating Income	\$30,000

Base rent reflects current contractual rent. NN lease — expenses are reimbursed by tenant. 2% annual increases per lease schedule.

PRICE

\$422,000

CAP RATE

7.1%

NOI

\$30,000

RENT PSF

\$7.50

BUILDING

4,000 SF

LEASE TYPE

NN**Taylor Wolfes**

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Rent Roll & Lease Summary

TENANT

T-Mobile · operated by Verge Mobile

Suite 1 · 4,000 SF · Commenced 03/18/2003 · NN lease with expense reimbursements

RENT SCHEDULE

TERM	ANNUAL RENT	MONTHLY	PSF	ESCALATION
10/01/2025 – 09/30/2026	\$30,000	\$2,500	\$7.50	+2% / yr
10/01/2026 – 09/30/2027	\$30,600	\$2,550	\$7.65	+2% / yr
10/01/2027 – 09/30/2028	\$31,212	\$2,601	\$7.80	+2% / yr
10/01/2028 – 09/30/2029	\$31,836	\$2,653	\$7.95	+2% / yr
10/01/2029 – 09/30/2030	\$32,472	\$2,706	\$8.11	
Current rent	\$30,000	\$2,500	\$7.50	—

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