

INVESTMENT OPPORTUNITY  
INCOME-PRODUCING INFILL LAND PARCEL



**2100 7TH AVENUE SOUTH**

Birmingham, Alabama 35233

**PARKING LOT SERVING ARBY'S AVAILABLE**



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## EXECUTIVE SUMMARY



## PROPERTY DESCRIPTION

The subject is a 9,583-square-foot (0.22-acre) parcel improved as the dedicated parking lot serving the adjacent Arby's restaurant. The lot accommodates 26 parking spaces and benefits from frontage along 7th Avenue South with secondary frontage on 21st Street South — two of the primary north-south and east-west corridors connecting Birmingham's central business district to the UAB campus and the Southside neighborhoods. The site sits at a signalized intersection providing controlled access, premium visibility, and brand exposure for the adjoining restaurant operation. Site improvements were made in 1993.

The Arby's restaurant building itself — a 2,708-square-foot free-standing QSR with drive-thru and inside dining — occupies the parcel directly adjoining the subject and is owned separately. The two parcels function as a unified commercial operation, with the parking parcel under a long-running lease to the Arby's operator that runs co-terminus with the restaurant lease on the adjoining parcel. This structure has produced consistent income for the parking-parcel owner and serves a restaurant operation that ranks as one of the top-performing Arby's locations in Alabama, with approximately 20,000 customers per month.

## INVESTMENT SUMMARY

HSC Commercial Properties is pleased to offer for sale the parking parcel serving Arby's 7th Avenue, an income-producing in-fill land parcel positioned in Birmingham's Southside submarket immediately adjacent to the University of Alabama at Birmingham (UAB) Medical Center campus. The 19,000-square-foot parcel is leased to Arby's and produces \$77,304 in annual NOI, offered at \$1,623,000 reflecting a 5.0% cap rate. The investment combines stable in-place cash flow with a defined eventual land repositioning opportunity in one of the most dynamic and supply-constrained urban submarkets in Alabama.

## THE OFFERING

<b>Price</b>	\$1,623,000
<b>Cap Rate</b>	5.0%
<b>Net Operating Income</b>	\$77,304
<b>Price PSF (Land)</b>	\$85.42 per land SF
<b>Land Area</b>	19,000 SF (0.44 Acres)
<b>Property Type</b>	Leased parking parcel (income-producing land)
<b>Tenant</b>	Arby's (serves adjoining restaurant parcel)
<b>Year Improved</b>	1993
<b>Parking</b>	26 spaces
<b>Signage</b>	Building & Road Side
<b>Zoning</b>	M1
<b>County / Submarket</b>	Jefferson County / Birmingham Southside
<b>Cross Streets Intersection</b>	7th Avenue South & 21st Street South Signalized corner



## INVESTMENT SUMMARY

**Income Today, Land Value Tomorrow** — In-place 5.0% cap rate from a national QSR tenant combined with the long-term redevelopment optionality of a 19,000 SF corner parcel in one of Birmingham's most supply-constrained urban submarkets

**UAB Medical District Adjacency** — Walkable to the University of Alabama at Birmingham campus and academic medical center, the state's largest single-site employer (28,000+ employees) and a 22,000-student university

**Top-Performing Tenant Operation** — The adjoining Arby's ranks among the top-performing Arby's locations in Alabama, with approximately 20,000 customers per month, supporting the strength and durability of the in-place lease

**Signalized Corner at Two Primary Corridors** — 7th Avenue South and 21st Street South are among the most heavily traveled streets in the Southside submarket and primary access points to the UAB campus

**Defined Lease Horizon** — Co-terminus lease structure with the adjoining restaurant parcel and no remaining renewal options provides a clearly defined timeline for redevelopment, repositioning, or release of the parcel at lease expiration

**Infill Land Scarcity** — Corner parcels of this size in the UAB-adjacent Southside trade infrequently; supply-constrained location supports long-term land value appreciation

**Flexible M1 Zoning** — Existing zoning supports a wide range of redevelopment scenarios at lease expiration, including continued retail/QSR use, medical office, urban mixed-use, or other commercial applications subject to municipal approvals

**Zero Landlord Operating Expense** — The pro forma reflects no landlord expenses, producing a true 5.0% cap rate to the buyer



## FUTURE REDEVELOPMENT OPPORTUNITY

A defining feature of this offering is the alignment of in-place cash flow with a known, finite lease horizon. The lease covering the parking parcel runs co-terminus with the separately owned restaurant lease on the adjoining parcel, and no renewal options remain. At lease expiration, the buyer will hold an unencumbered, fee-simple parcel in a submarket where infill development continues to be driven by UAB campus expansion, medical office demand, and Southside multifamily and mixed-use activity.



## LEASE SUMMARY

<b>Tenant</b>	RTM Alabama, Inc.	<b>Lease Expiration</b>	12/10/2033
<b>Guarantor</b>	RTM, Inc	<b>Remaining Primary Term</b>	7 years
<b>Premises</b>	19,000 SF parking parcel serving adjoining Arby's restaurant	<b>Renewal Options</b>	Options thru 2058
<b>Lease Structure</b>	Standalone parking parcel lease, co-terminus with restaurant lease on adjoining parcel	<b>Rent Escalations</b>	None
<b>Base Annual Rent</b>	\$81,169	<b>Property Taxes</b>	Tenant Expense
<b>Rent PSF (Land)</b>	\$4.27 per land SF	<b>Insurance</b>	Tenant Expense
<b>Net Operating Income</b>	\$77,304	<b>Maintenance / Resurfacing</b>	Tenant Expense
<b>Landlord Expenses</b>	None reflected in pro forma	<b>Right of First Refusal</b>	Tenant Right
<b>Lease Commencement</b>	9/1/1999	<b>Coordination w/Adjoining Parcel</b>	Two parcels coexist under co-terminus leases; adjoining restaurant parcel is separately owned



## LOCATION OVERVIEW

Birmingham's Southside is the city's most dynamic urban sub-market, anchored by the University of Alabama at Birmingham — the largest single-site employer in the state of Alabama with more than 28,000 employees, plus a teaching hospital, academic medical center, and a student population of approximately 22,000. The UAB campus and medical district sit within walking distance of the subject, generating the steady, daytime daypart demand that has made this Arby's one of the brand's top units in the state.

The Southside corridor along 7th Avenue South and adjacent streets has experienced sustained investment in medical office, multifamily, and ground-floor retail uses tied to the continued expansion of UAB and its affiliated institutions. The combination of a captive daytime population, a dense and growing residential base, and limited supply of well-located infill parcels at signaled corners makes the subject one of the more defensible long-hold land positions available in the urban Birmingham market today.

LOCATION  
AREA AERIAL

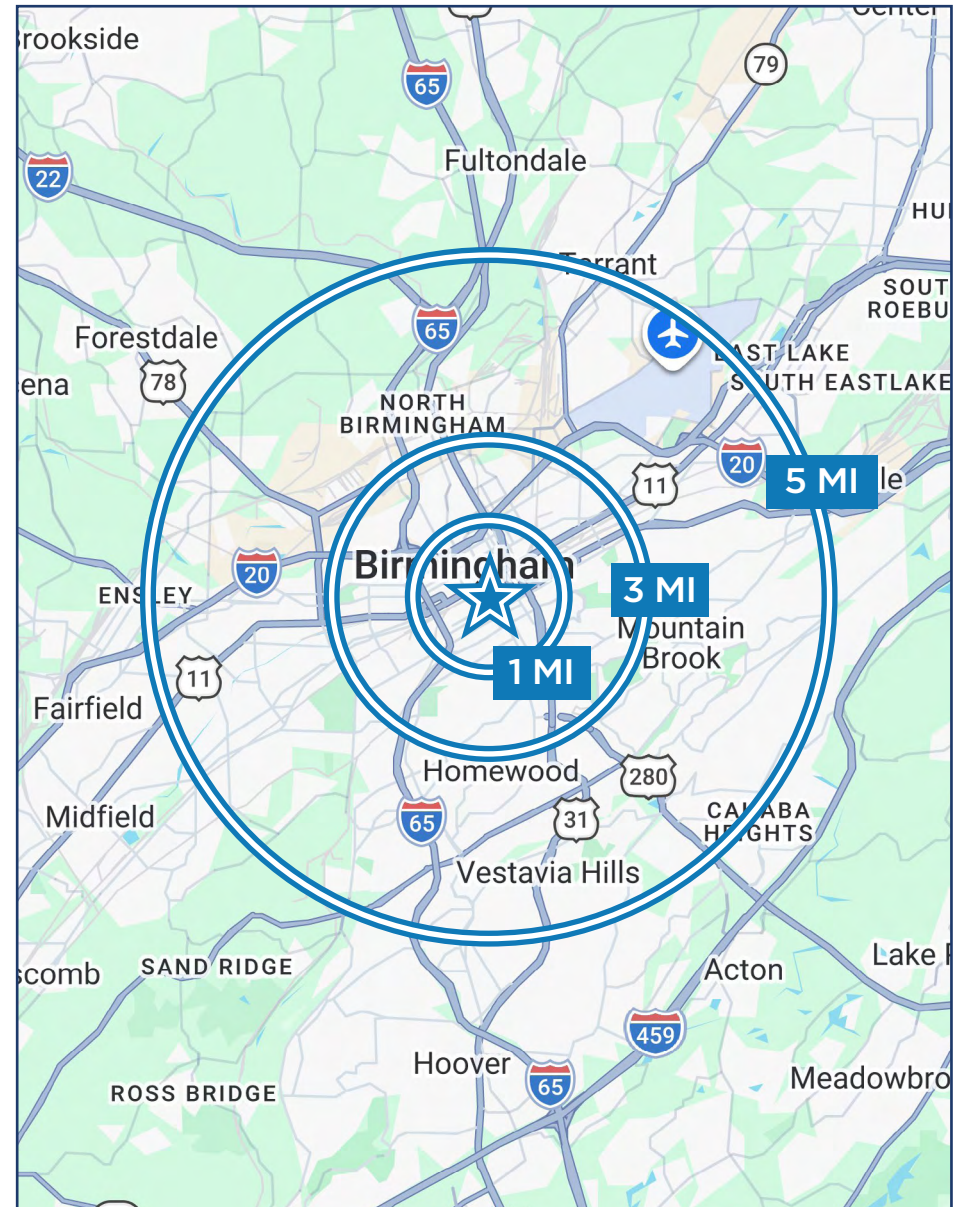




MARKET INFORMATION  
**DEMOGRAPHICS**



	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
2025 Population	17,253	82,651	171,816
2030 Population	18,734	84,871	174,278
2025-2030 Annual Rate	1.66%	0.53%	0.28%
Median Age	28.5	34.1	36.3
2025 Households	8,461	37,982	74,523
2030 Households	9,599	39,543	76,309
2025-2030 Annual Rate	2.56%	0.81%	0.47%
Med HH Income	\$54,889	\$56,154	\$59,022
Avg HH Income	\$88,773	\$104,100	\$108,321



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