



WALMART NEIGHBORHOOD MARKET

9085 Highway 119 - Alabaster, AL 35007

WALMART NEIGHBORHOOD MARKET - ALABASTER, AL (BIRMINGHAM)

EXCLUSIVELY MARKETED BY



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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 41,920 SF Walmart Neighborhood Market Located at 9085 Highway 119 in Alabaster, AL. This Deal Includes a Lease Guaranteed By Walmart, Inc - Rare S&P AA Rated Credit and NNN Lease Structure With No Landlord Responsibilities, Providing For a Secure Investment.

Sale Price	\$8,820,000
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OFFERING SUMMARY

Cap Rate:	6.30%
November, 1 2025 NOI:	\$555,644
Price / SF:	\$210.40
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	9085 Highway 119
City, State, Zip:	Alabaster, AL 35007
County:	Shelby
Building Size:	41,920 SF
Lot Size:	8.03 Acres
Year Built:	2015
Year Last Renovated:	2023



INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Lease Guaranteed By Walmart, Inc - Rare S&P AA Rated Credit
- NNN Lease Structure - No Landlord Responsibilities
- Top 5% Most Trafficked Grocers in the Birmingham AL MSA Per Placer, AI Data - 90,000 Shoppers Per Month
- Recent Store Refresh Demonstrates Continued Investment in This Location By Walmart
- Signalized Intersection at Main Store Entrance With Recently Improved Turn Lanes For Easier Access
- Gas Pad With 12 Pumps Supported By Customer Rewards Program to Drive Additional Retail Sales
- Population - 55,000+ / Average Household Income - \$100,000+ in 5-Mile Radius
- 25,000+ Vehicles Per Day on Highway 119
- Rapidly Growing Trade Area - 8% Population Growth Projected By 2029



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

Tenant:	Walmart, Inc.
Premises:	41,920 SF
Base Rent:	\$555,644
Rent Per SF:	\$13.25
Lease Commencement:	10/01/2015
Rent Commencement:	10/01/2015
Lease Expiration:	09/30/2030
Lease Term:	6 Years Remaining
Renewal Options:	17 x 5 Year Options
Rent Increases:	5% at the Start of Each Extension
Lease Type:	Triple Net (NNN)
Use:	Grocery
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	Yes
Guarantor:	Corporate

STORE MARKET RANK

GROCER	ADDRESS	MONTHLY SHOPPERS
Trader Joe's	205 Summit Blvd, Birmingham, AL	102,300
Publix	411 Green Springs, Homewood, AL	95,600
Publix	4965 Promenade Pkwy, Bessemer, AL	94,600
Walmart Neighborhood Market	3320 Lorna Rd, Hoover, AL	92,800
Walmart Neighborhood Market	335 Helena Market Pl, Helena, AL	89,800
*Walmart Neighborhood Market	9085 Hwy 119, Alabaster, AL	88,700
Walmart Neighborhood Market	312 Palisades Blvd, Birmingham, AL	88,400
Publix	7272 Gadsden Hwy, Trussville, AL	87,700
Publix	5150 Old Springville Rd, Pinson, AL	84,400
Walmart Neighborhood Market	1916 Center Point Pkwy, Birmingham, AL	82,400



Actual Property Image

MARKET RANKING

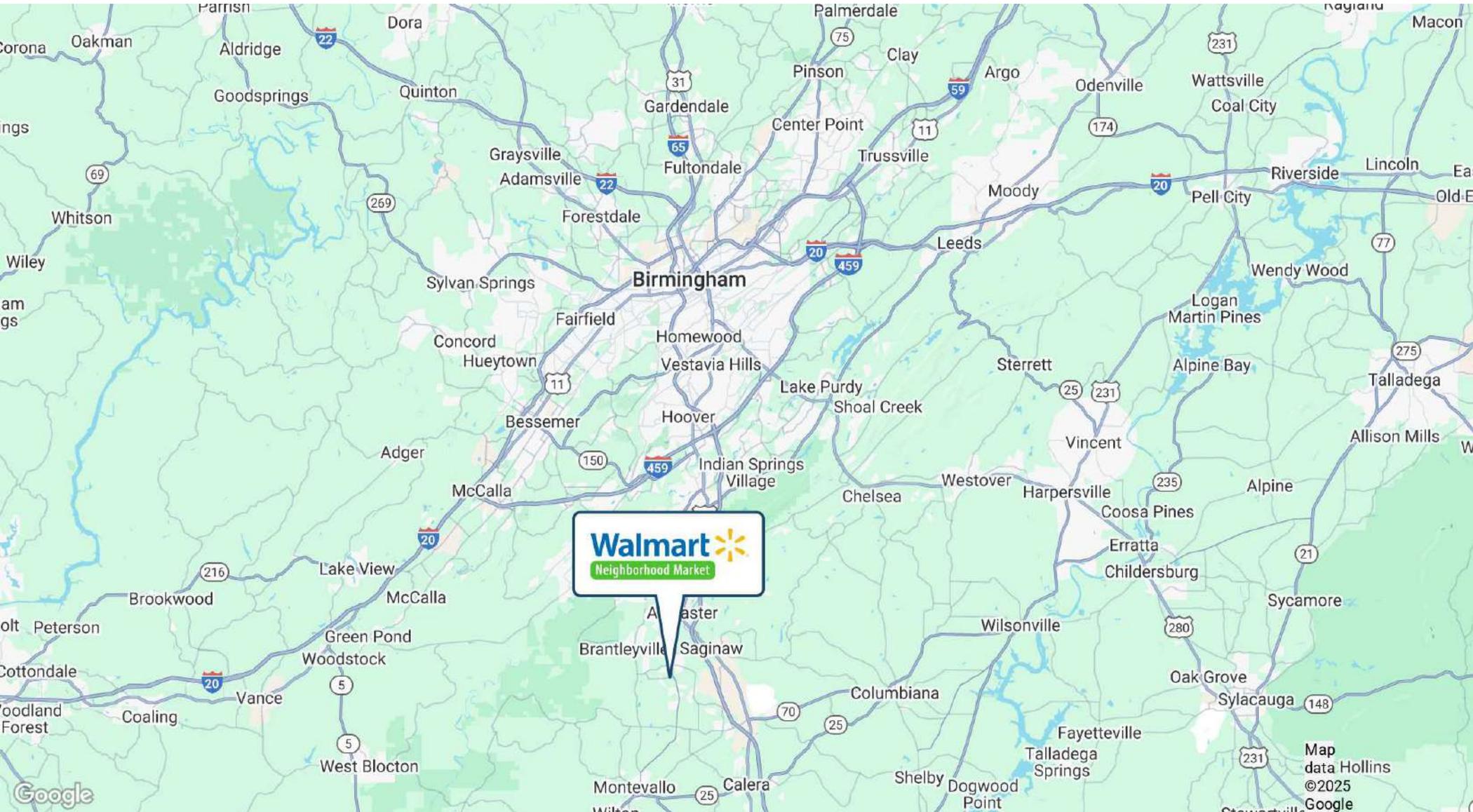
- Alabaster Location is the Top 5% of All Grocers in the Birmingham, AL Market - #6 Out of 101 Grocery Stores
- **Primary Competitors:**
- Trader Joe's
- Publix
- Whole Foods
- Aldi
- Piggly Wiggly



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



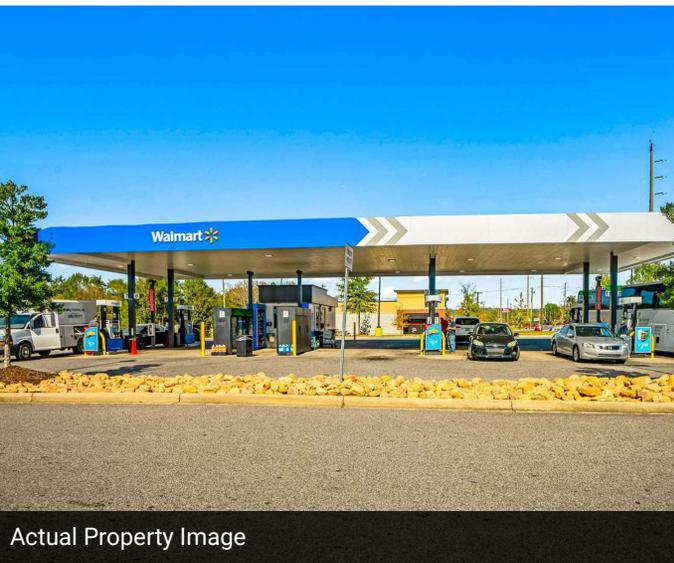
PROPERTY IMAGES



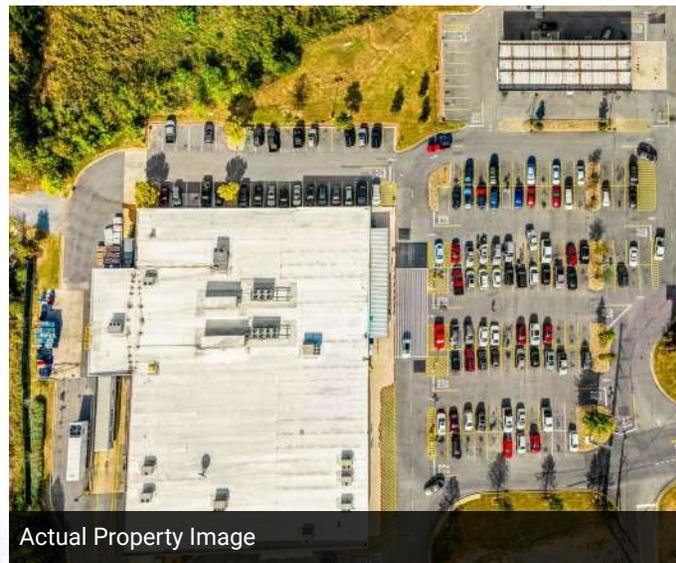
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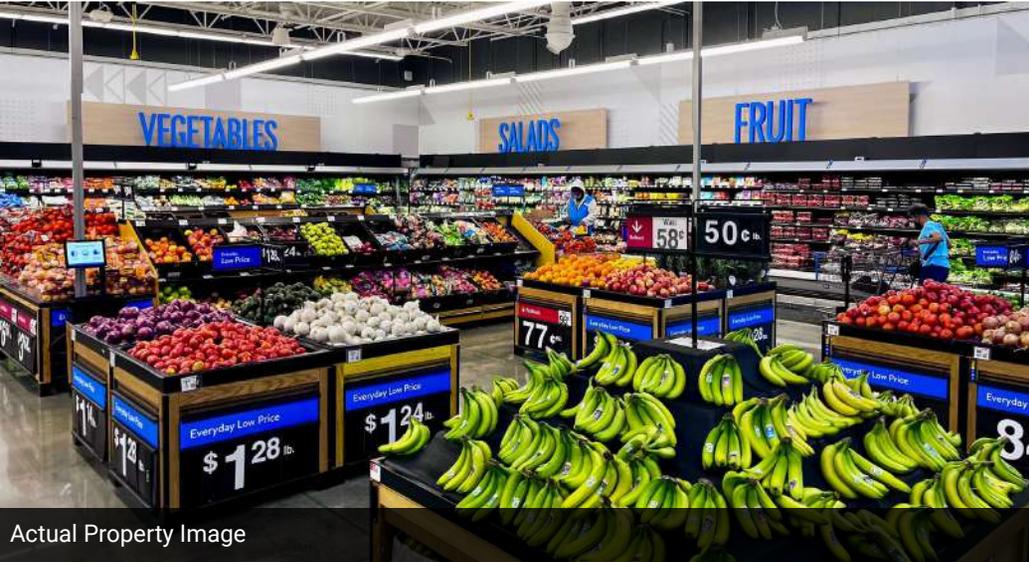


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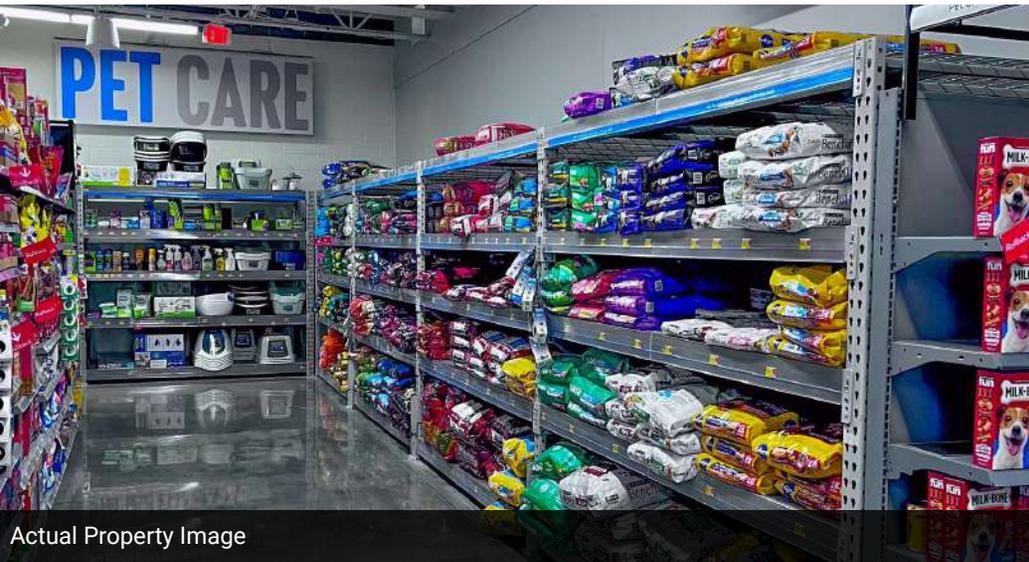
INTERIOR PROPERTY IMAGES



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Actual Property Image

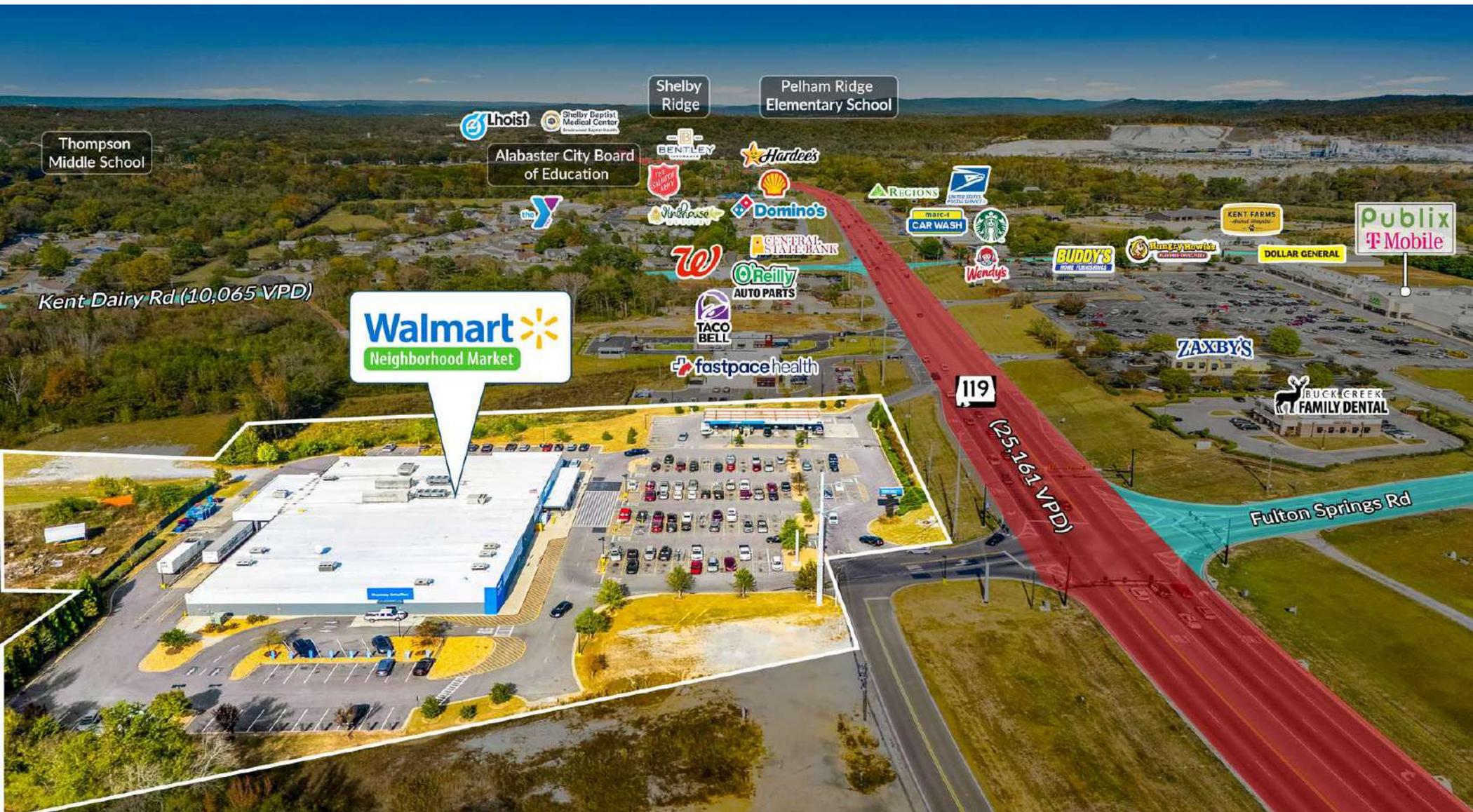


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AERIAL MAP



AERIAL MAP

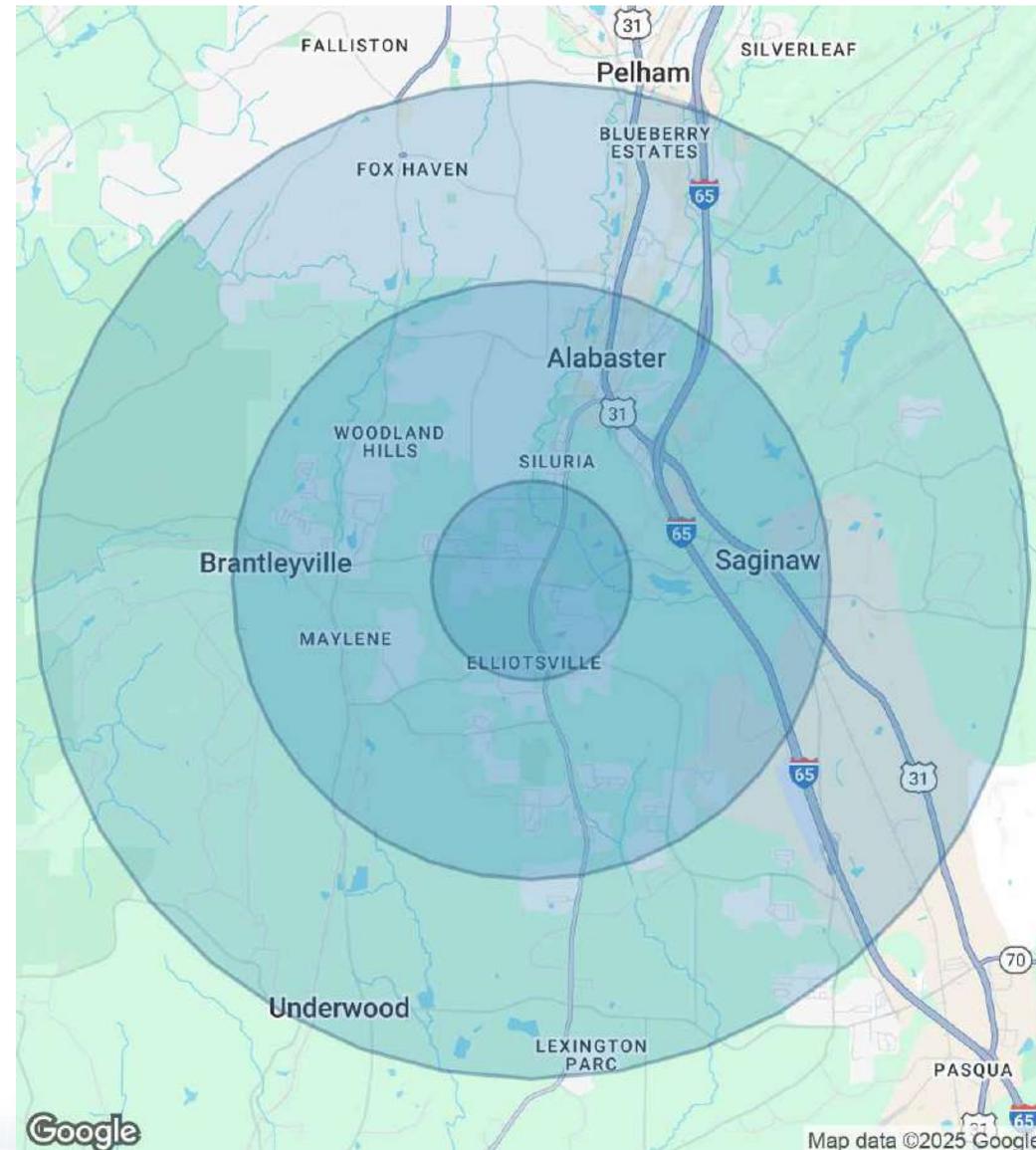


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,318	28,144	55,389
Average Age	37	39	39
Average Age (Male)	36	38	37
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,833	9,862	20,067
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$92,901	\$105,712	\$104,681
Average House Value	\$249,280	\$282,298	\$285,122

TRAFFIC COUNTS	
Hwy 119	25,161 VPD
US Hwy 31	48,658 VPD
I-65	82,826 VPD
Kent Dairy Rd	10,065 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Shelby Baptist Medical Center



CityFest

ALABASTER, AL

The City of Alabaster, Alabama was incorporated in 1953 and is the largest city located entirely within Shelby County. It serves a population of approximately 33,285 and occupies 20.6 square miles. Located in the heart of Alabama, Alabaster is a city with a rich history and close-knit community. Due to its thriving city schools, proximity to major metropolitan areas, and abundance of restaurants and retail establishments, Alabaster offers its residents an unparalleled quality of life. In addition, the city is located just off of exit 238 on I-65 and only 15 minutes from I-459. All these factors make the city a desirable place to both live and work.

The city is proud to offer many options for its' residents and stakeholders relative to economic, retail, industrial, healthcare industries. Alabaster has become a well-rounded community with a wide variety of entertainment, recreation, healthcare and retail. With a convenient location off of I-65 just a 30 minute drive from Birmingham, Alabaster is the Southeast's newest premier location for business. Over the years, Alabaster has become a major retail trade area and major medical hub for Shelby County and the City of Alabaster continued to show economic growth during the current year. Alabaster enjoys a strong sense of community ownership and responsibility among City officials and local citizens, resulting in active community participation and involvement in all current City projects and issues. Alabaster and other cities within Shelby County enjoy lower than average unemployment due to many stable service, health, and manufacturing employers in the area. Small businesses are the heart of local economy. The city has more than 300,000 square feet of retail space currently, which will grow tremendously once the new District 31 shopping center is completed. Principal employers include Shelby Baptist Medical Center, AGC Automotive Alabama, Inc., Mspark, Lhoist North America and Shelby Ridge Health and Rehab Select among the top.

Alabaster offers a number of recreational facilities for residents and visitors. One can spend leisure time at the Veterans Skate Park. Golf lovers can visit the Ballentrae Golf Club and Oak Mountain State Park Golf Course. Shopping can be enjoyed at the Alabaster Shopping Center. You can also visit Tannehill Ironworks Historical State Park, Iron & Steel Museum of Alabama, American Village, Birmingham Museum of Art, and Tannehill Historical State Park. Every year, crowds gather for a family friendly music festival CityFest on the Thompson High School campus. Other events are Alabaster Fall Festival & Jubilee, Water Tower Lighting, Christmas Parade, Summer Dinner & Movie Events and National Night Out.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Public
Founded:	1962
Locations:	10,500+
Headquarters:	Bentonville, AR
Website:	walmart.com

WALMART

Walmart Inc. (NYSE: WMT) is a people-led, tech-powered omnichannel retailer helping people save money and live better – anytime and anywhere – in stores, online, and through their mobile devices. Walmart Inc. is an American multinational retail corporation that operates supercenters, supermarkets, hypermarkets, warehouse clubs, cash and carry stores, and discount stores under Walmart and Walmart Neighborhood Market brands; membership-only warehouse clubs and ecommerce websites. Walmart Inc. engages in the operation of retail, wholesale, other units, and eCommerce worldwide. Each week, approximately 255 million customers and members visit more than 10,500 stores and numerous eCommerce websites in 19 countries. With fiscal year 2024 revenue of \$648 billion, Walmart employs approximately 2.1 million associates worldwide. Walmart continues to be a leader in sustainability, corporate philanthropy, and employment opportunity. Walmart Inc. was founded in 1945 and is based in Bentonville, Arkansas.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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