SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

Captain D's SEAFOOD

11 Years Remaining | Excellent Visibility Along 37,500 VPD Retail Thoroughfare | Annual Increases



1236 Beltline Road SW

DECATUR ALABAMA

ACTUAL SITE

SRS CAPITAL MARKETS

EXCLUSIVELY MARKETED BY

JACK CORNELL
Vice President
National Net Lease
jack.cornell@srsre.com
M: 570.762.6075
132 S. State Street
Salt Lake City, Utah 84111
UT License No. 9518385-SA00

SANG YI
Commercial & Residential Advisor
Virtual Properties Realty
sammylee53@gmail.com
M: 256.970.9878 | D: 770.495.5050
2750 Premiere Pkwy, Suite #200
Duluth, Georgia 30097
GA License No. 432997



SRS | CAPITAL MARKETS

NATIONAL NET LEASE

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

OFFERING

Price	$1,713,000
Net Operating Income	$119,920
Cap Rate	7.00%
Guaranty	Corporate Signed
Tenant	Captain D's LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	Yes - Contact Agent for Details

PROPERTY SPECIFICATIONS

Rentable Area	3,062 SF
Land Area	0.85 Acres
Property Address	1236 Beltline Road SW Decatur, Alabama 35601
Year Built	1992
Parcel Number	02-07-36-4-002-010.001
Ownership	Fee Simple (Land & Building Ownership)
Zoning	M-1A - Light Industrial
Parking Spaces	56

11 Years Remaining | Annual Increases | Options To Extend | Well-Known & Established QSR Brand

- The tenant, Captain D's LLC, recently exercised an early extension option, extending the lease an additional 5 years (11 years total), and has 2 (10-year) options remaining, demonstrating their commitment to the site
- The lease features 1.25% annual rental increases throughout the initial term and option periods, growing NOI and hedging against inflation
- Captain D's is the nation's leading fast casual seafood restaurant with 540+ locations nationwide

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Excellent Visibility & Access | 37,500 VPD Retail Thoroughfare | National/Credit Tenants | Direct Consumer Base

- The site is strategically located along Beltline Road (37,500 VPD), the primary retail thoroughfare serving the city of Decatur, featuring tenants such as Home Depot, Walmart Supercenter, Target, Ross, ALDI, and Kroger
- The tenant receives significant crossover retail exposure from the surrounding national/credit retailers and fast-food tenants including Chick-fil-A, McDonald's, Taco Bell, Starbucks, and Dutch Bros, all within 1-mile of the site
- 1,200+ apartment and multi-family units within 2-miles of the property

Strong Demographics In 5-Mile Trade Area

- More than 62,600 residents and 37,400 employees support the trade area
- $78,980 average household income

LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Captain D's LLC	3,062	6/13/2003	8/31/2035	Current	-	$9,993	$8.10	$119,920	$97.18	Absolute NNN	2 (10-Year)
(Corporate Signed)				6/1/2025	1.25%	$10,118	$8.20	$121,419	$98.40		
				6/1/2026	1.25%	$10,245	$8.30	$122,937	$99.62		
					1.25% annual rental increases each year thereafter						



CAPTAIN D'S

captainds.com
Company Type: Subsidiary
Locations: 546+
Parent: Centre Partners

Headquartered in Nashville, Tenn., Captain D's is the nation's leading fast casual seafood restaurant and was named the #1 seafood chain in the QSR 50, ranked by AUV. Founded in 1969, Captain D's has been offering its customers high-quality seafood at reasonable prices in a welcoming atmosphere for over 50 years. Captain D's serves a wide variety of seafood that includes freshly prepared entrees and the company's signature batter dipped fish. The restaurants also offer premium-quality, grilled items such as shrimp, Tilapia and Salmon, as well as hushpuppies, desserts and freshly brewed, Southern-style sweet tea, a Captain D's favorite. There are 546 CaptainDs restaurants in the United States as of June 21, 2024.

Source: prnewswire.com



2024 Estimated Population	
1 Mile	8,601
3 Miles	43,726
5 Miles	62,635
2024 Average Household Income	
1 Mile	$68,741
3 Miles	$76,335
5 Miles	$78,980
2024 Estimated Total Employees	
1 Mile	4,807
3 Miles	22,594
5 Miles	37,404


CLARKVIEW ST. SW
Captain D's
SEAFOOD
PYLON SIGN
37,500
VEHICLES PER DAY
BELTLINE RD.
67
BELTLINE RD. SW

SRS | CAPITAL MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+
TEAM MEMBERS

25+
OFFICES

2K+
RETAIL TRANSACTIONS
company-wide in 2023

510+
CAPITAL MARKETS PROPERTIES SOLD
in 2023

$2.2B+
CAPITAL MARKETS TRANSACTION VALUE
in 2023

This document has been prepared by SRS Real Estate Partners (SRS) and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, SRS and those represented by SRS make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither SRS or those represented by SRS represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document. Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.

SRSRE.COM/CapitalMarkets