



## 2-TENANT RETAIL INVESTMENT NEXT TO UNIVERSITY OF MONTEVALLO

840-844 Main St, Montevallo, AL 35115

Retail Investment Next to  
University of Montevallo



### SALE PRICE:

- \$448,999
- 7.5% cap rate

### NOI:

- \$33,600/yr



### SIZE:

- 4,947 SF



### TENANTS:

- **Subway - 2,500 SF**
  - Base Rent/Mo: \$1,900 (\$9.12 PSF)
  - Type: NNN
  - Term: 25 yrs (Expires 1/1/48)
- **Tobacco Plus - 1,400 SF**
  - Base Rent/Mo: \$900 (\$7.71 PSF)
  - Type: NNN
  - Term: 5 yrs (Expires 2/1/28)
- **Vacant - 1,047 SF**
  - Value-Add Opportunity to lease space in rear of building for storage



**HARBERT**  
RETAIL

CASEY HOWARD

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**For More Information: Harbert-Retail.com**  
2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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TOBACCO PLUS



SUBWAY



VACANT SPACE



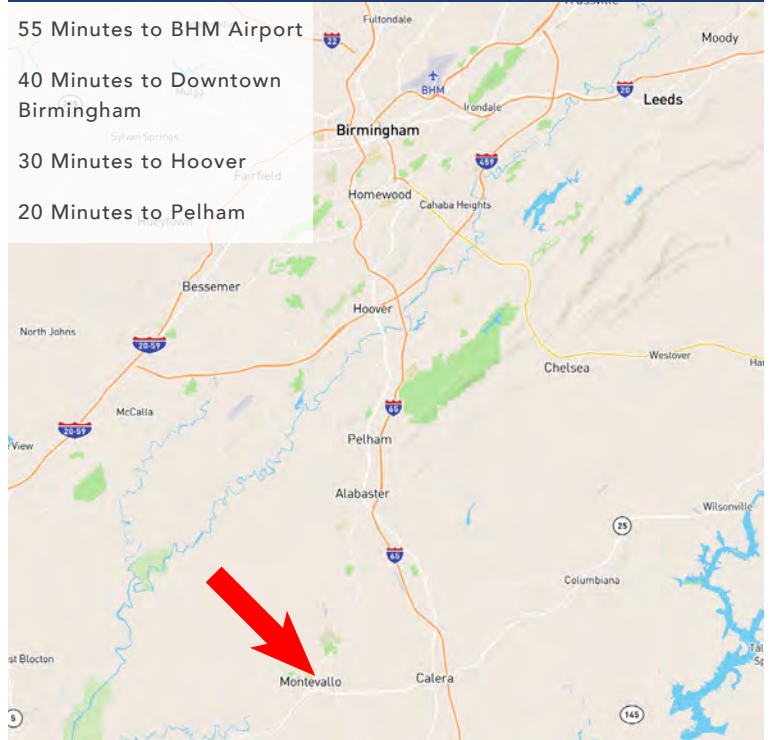
### CONVENIENT TO BIRMINGHAM METRO

55 Minutes to BHM Airport

40 Minutes to Downtown Birmingham

30 Minutes to Hoover

20 Minutes to Pelham



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### LOCATED ALONG MONTEVALLO'S MAIN ARTERY



#### 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.1M
Visitors	155.5K
Visit Frequency	7.31x
Avg Dwell Time	71 minutes
Traffic Counts	9,617 AADT

# 1.1M

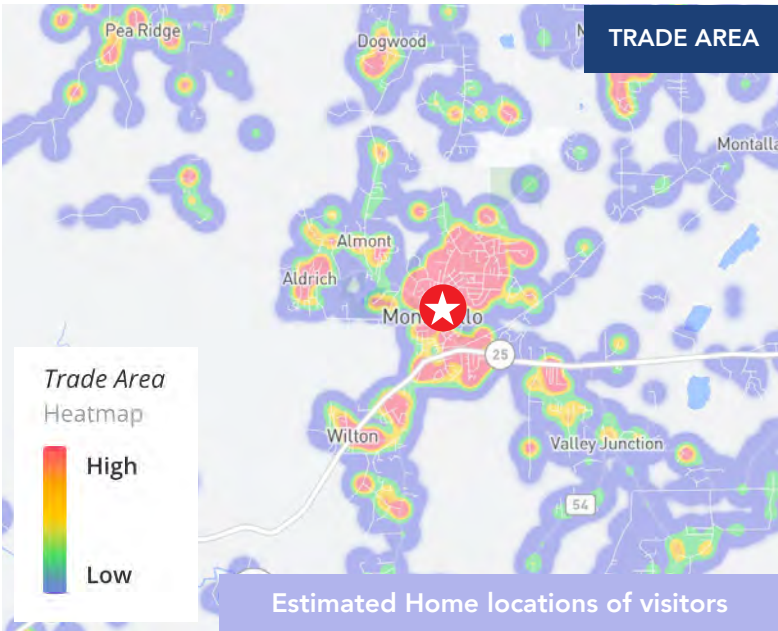
VISITS

# \$60,000+

AVG HH INCOME  
WITHIN 1 MILE

# 155.5K

VISITORS



#### 1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2023 Estimated Population	4,210	8,330	13,713

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Estimated Households	1,350	2,999	5,065

INCOME	1 MILE	3 MILES	5 MILES
2023 Estimated Average Household Income	\$60,427	\$61,617	\$73,209



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