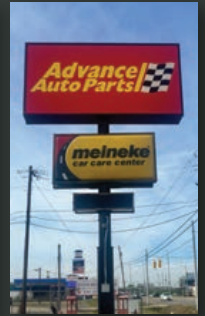


Retail Investment Opportunity

5700 Atlanta Hwy | Montgomery, AL 36117

Call for Offers
\$1,550,000
15,484 SF



Property Highlights

- Freestanding Two-Tenant Retail Asset
- National Anchor Tenant + Franchisee Operator
- Value-Add Opportunity with Below-Market In-Place Rents
- Stable Cash Flow from Day One
- True Triple-Net (NNN) Investment
- Ideal 1031 Exchange Replacement Asset
- High-Visibility Location with Strong Traffic Counts
- Call for Offers: All Offers Encouraged

NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

601 Vestavia Parkway, Suite 150, Birmingham, AL, 35216
www.chasecommercial.com

Randy Thomas C 205 229-5417
thomasr@chasecommercial.com

Giuliana Russo-Skinner C 205 721-0077
russog@chasecommercial.com

Retail Investment Opportunity

5700 Atlanta Hwy | Montgomery, AL 36117

Call for Offers

\$1,550,000

15,484 SF

Site Plan

Tenant Information

Advance Auto Parts

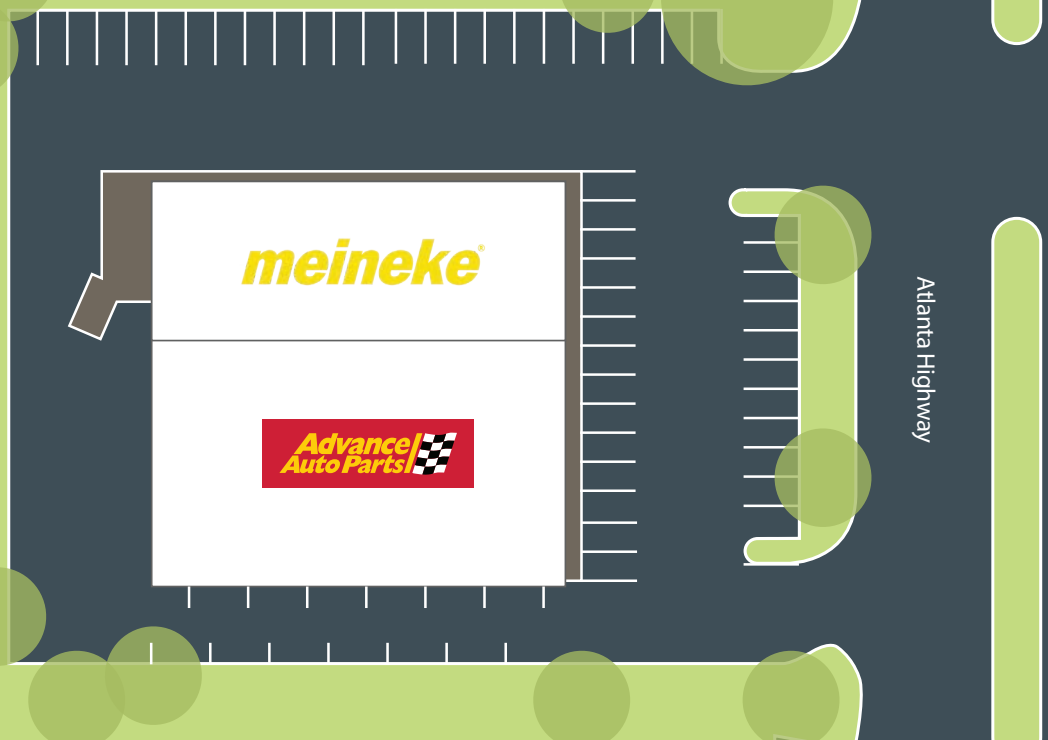
Lease Expires: 2034

Currently Paying: \$5,147.55/mo
for 10,576 SF

Oz's Auto Parts dba Meineke

Lease Expires: 2030

Currently Paying: \$5,000/mo
for 4,908 SF



Property Description

Freestanding two-tenant retail property located at 5700 Atlanta Highway in Montgomery, Alabama. The asset is anchored by Advance Auto Parts, a national credit tenant, alongside a complementary franchise operator. Both tenants are secured by long-term leases that provide stable cash flow from day one.

The property operates under a true NNN lease structure, resulting in minimal landlord responsibilities and low management intensity. The long-term lease structure prioritizes income stability, positioning the asset as a conservative hold.

This offering is well suited for 1031 exchange buyers seeking dependable income, capital preservation, and long-term ownership benefits, including depreciation and inflation protection.

NOI
\$118,173

Lease Type
NNN

Cap Rate
7.6%

Property Description



Situated along Atlanta Highway, one of Montgomery's primary commercial corridors, the property benefits from strong traffic counts, excellent visibility, and easy access. The surrounding area features a dense mix of national retailers, neighborhood services, and residential communities that support long-term tenant performance.

NAL Chase Commercial

Commercial Real Estate Services, Worldwide.

601 Vestavia Parkway, Suite 150, Birmingham, AL 35216
www.chasecommercial.com



INDIVIDUAL MEMBERSHIPS

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL. NO WARRANTIES OR REPRESENTATIONS ARE PROPERTY OR HAZARDS CONTAINED THEREIN.

Retail Investment Opportunity

5700 Atlanta Hwy | Montgomery, AL 36117

Call for Offers

\$1,550,000

15,484 SF

Area Amenities



DOWNTOWN

108

231

5700 ATLANTA HWY

ATLANTA HIGHWAY

More Information



For more information and to see other available properties, check out this listing at chasecommercial.com or scan the QR code on your mobile device.

Area Demographics

	Total Households	Total Population	Average HH Income
1 Mile	3,564	7,806	\$70,109
3 Miles	22,054	49,113	\$75,841
5 Miles	52,832	123,146	\$77,556

NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

601 Vestavia Parkway, Suite 150, Birmingham, AL 35216
www.chasecommercial.com



INDIVIDUAL MEMBERSHIPS

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL. NO WARRANTIES OR REPRESENTATIONS ARE PROPERTY OR HAZARDS CONTAINED THEREIN.