INVESTMENT OPPORTUNITY

36,520 SF SHOPPING CENTER

208 7TH AVENUE SOUTH

Clanton, Alabama 35045

CLANTON PLAZA SHOPPING CENTER

HSC
COMMERCIAL PROPERTIES

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DISCLAIMER

HSC
COMMERCIAL PROPERTIES

EXECUTIVE SUMMARY

Offering Price
$2,694,000

NOI	Cap Rate
$242,515	9.0%

PROPERTY FEATURES

Building Name:	Clanton Plaza
Address:	208 7th Avenue South Clanton, AL 35045
Building Class:	Shopping Center
Building SF:	36,520 SF
Land:	2.47 Acres
Construction Type:	Masonary
Frontage:	Hwy 31 / 7th Street
HVAC:	RTU
Parking Ratio:	2.55 / 1,000 SF
Roof:	Flat
Tenants:	8

PROPERTY PHOTOS

LOCATION OVERVIEW

LOCATION OVERVIEW

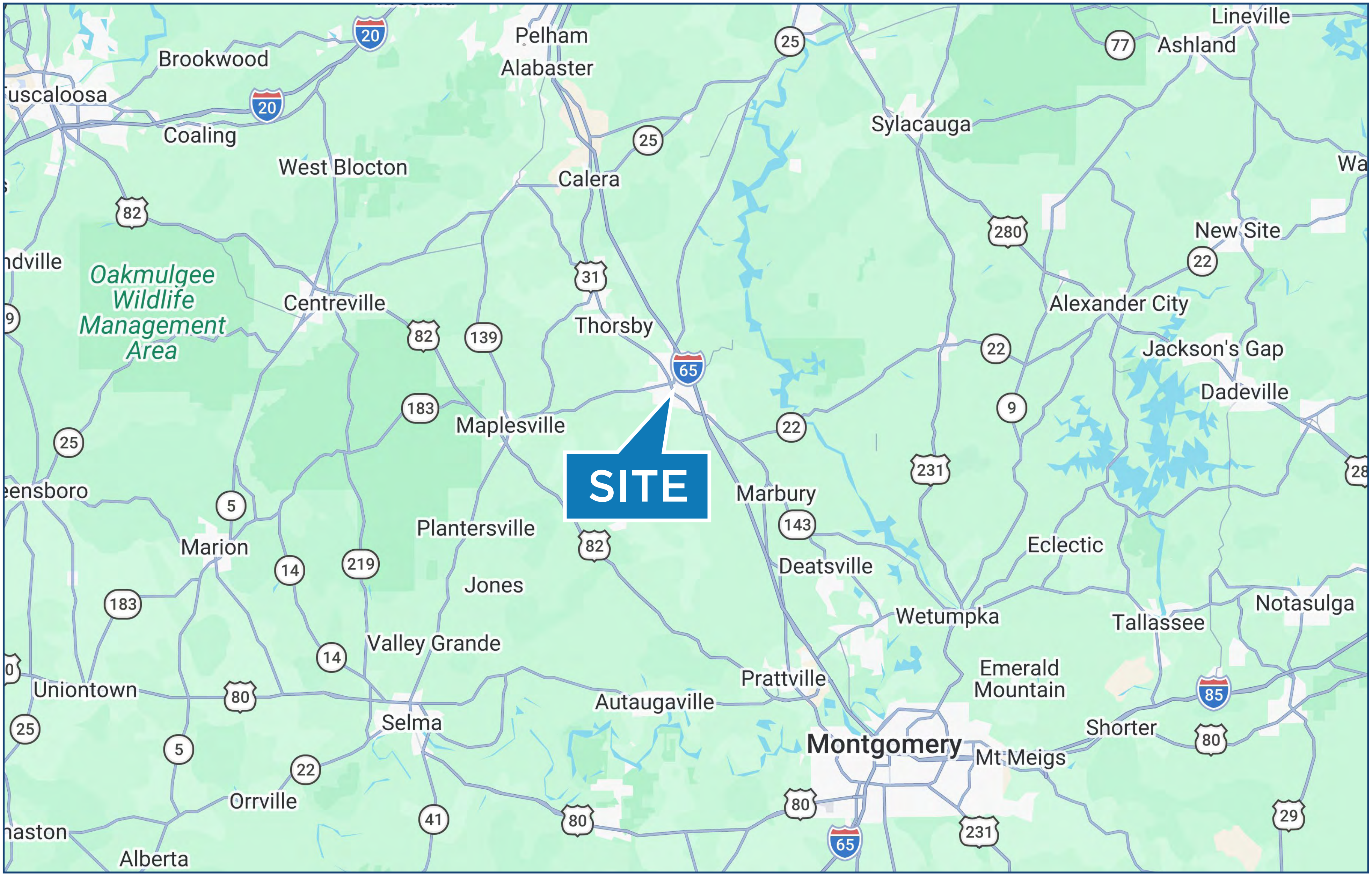
Traveling along I-65 in Alabama between Montgomery and Birmingham the 120-foot peach shaped water tower has become a significant landmark. The water tower celebrates the importance of the peach industry to this region. Over 80% of Alabama's peach crop comes from Chilton County. While the area is widely known for its peach production it is also known for other fruit and vegetable crops, including strawberries, watermelons, and tomatoes. Timber, cattle, poultry, corn, and cotton are also important economically.

Nestled in the heart of Chilton County, Clanton is a thriving community known for its Southern charm, strategic location, and economic vitality. Conveniently situated along the I-65 corridor between Birmingham and Montgomery, Clanton offers a unique blend of small-town atmosphere and big-city accessibility. With a growing population, strong local economy, and a reputation as Alabama's peach capital, Clanton is an ideal location for retail and commercial investment.

AREA AERIAL

65
31
Clanton City Park
CLANTON
Clanton Intermediate School
Clanton Middle School
Chilton County High School
Clanton Elementary
SITE

AREA MAP


SITE
Pelham
Alabaster
Brookwood
Tuscaloosa
Coaling
West Blocton
Calera
Sylacauga
Lineville
Ashland
New Site
Alexander City
Jackson's Gap
Dadeville
Oakmulgee Wildlife Management Area
Centreville
Thorsby
Maplesville
Marbury
Deatsville
Plantersville
Marion
Jones
Eclectic
Wetumpka
Tallassee
Notasulga
Valley Grande
Emerald Mountain
Prattville
Uniontown
Autaugaville
Selma
Montgomery
Mt Meigs
Shorter
Orrville
Alberta
20
25
77
82
31
139
65
183
22
9
280
231
5
143
219
14
80
85
41
29

LEASE RENT ROLL

TENANT	SIZE	START	EXPIRES	$/RSF	RENT
Title Max (out parcel)	3,000 SF	02/01/08	02/28/29	$14.30	$42,900
QQ 99 Cent Store	3,500 SF	09/01/09	12/31/29	$6.86	$24,010
Express Fitness	13,000 SF	02/01/20	01/31/29	$5.00	$65,000
Shoe Show	6,700 SF	11/01/01	09/30/26	$8.84	$59,228
Factory Connection	4,400 SF	08/01/06	07/31/27	$8.27	$36,388
Fancy Nails	1,120 SF	06/01/15	05/31/27	$11.02	$12,342
Shelby Concrete	1,600 SF	05/01/25	04/30/28	$11.00	$17,600
Suncrest Home Health	3,200 SF	06/01/11	05/31/29	$12.11	$38,752

PRO FORMA SUMMARY

ANNUALIZED EXPENSES

Description	Actual
Property Management Fee	$14,811
Building Insurance	$15,932
Landscaping	$800
Maintenance	$9,000
Taxes - Real Estate	$8,875
Trash Removal	$2,600
Utilities	$1,687
Total Expenses	**$53,705**
Expenses Per RSF	**$1.47**

ANNUALIZED INCOME

Description	Actual
Gross Potential Rent	**$296,220**
- Less: Vacancy	$0
Effective Gross Income	**$296,220**
- Less: Expenses	($53,705)
Net Operating Income	**$242,515**

TENANT ANNUAL SCHEDULED INCOME

Tenant	Actual
Title Max (out parcel)	$42,900
QQ 99 Cent Store	$24,010
Express Fitness	$65,000
Shoe Show	$59,228
Factory Connection	$36,388
Fancy Nails	$12,342
Shelby Concrete	$17,600
Suncrest Home Health	$38,752
Totals	**$296,220**

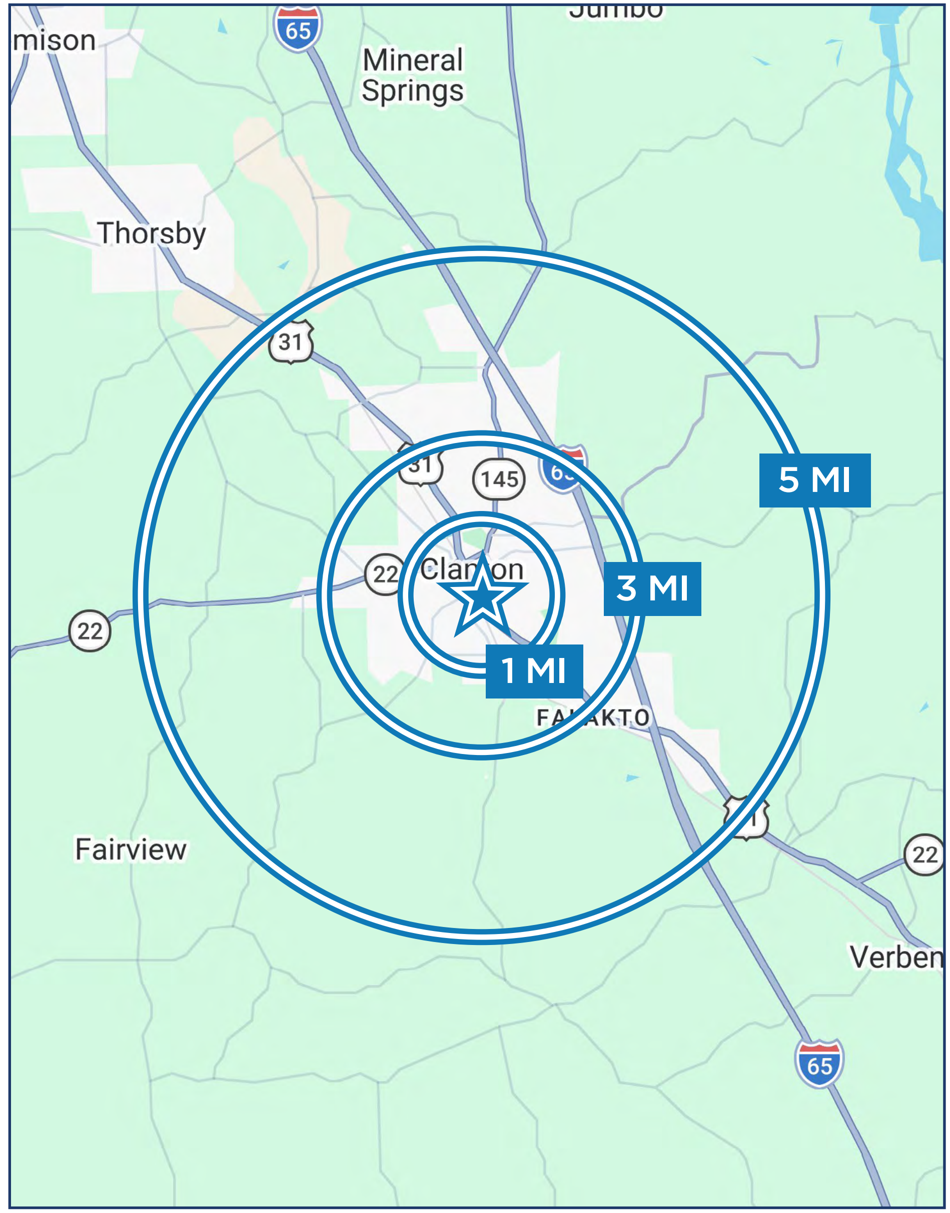
ANNUAL PROPERTY OPERATING DATA

	YEAR 1 04/27	YEAR 2 04/28	YEAR 3 04/29	YEAR 4 04/30	YEAR 5 04/31
Income					
Rental Income	$296,220	$296,220	$296,220	$296,220	$296,220
Gross Scheduled Income	**$296,220**	**$296,220**	**$296,220**	**$296,220**	**$296,220**
Gross Operating Income	**$296,220**	**$296,220**	**$296,220**	**$296,220**	**$296,220**
Expenses					
Property Management Fee	($14,811)	($14,811)	($14,811)	($14,811)	($14,811)
Building Insurance	($15,932)	($15,932)	($15,932)	($15,932)	($15,932)
Landscaping	($800)	($800)	($800)	($800)	($800)
Maintenance	($9,000)	($9,000)	($9,000)	($9,000)	($9,000)
Taxes - Real Estate	($8,875)	($8,875)	($8,875)	($8,875)	($8,875)
Trash Removal	($2,600)	($2,600)	($2,600)	($2,600)	($2,600)
Utilities	($1,687)	($1,687)	($1,687)	($1,687)	($1,687)
Total Operating Expenses	**($53,705)**	**($53,705)**	**($53,705)**	**($53,705)**	**($53,705)**
Operating Expense Ratio	**18.13%**	**18.13%**	**18.13%**	**18.13%**	**18.13%**
Net Operating Income	**$242,515**	**$242,515**	**$242,515**	**$242,515**	**$242,515**

MARKET INFORMATION

DEMOGRAPHICS

	1 MI	3 MI	5 MI
2025 Population	4,191	13,222	21,819
2030 Population	4,236	13,296	22,120
2025-2030 Annual Rate	0.21%	0.11%	0.27%
Median Age	41.1	40.8	41.0
2025 Households	1,575	5,212	8,541
2030 Households	1,602	5,276	8,715
2025-2030 Annual Rate	0.34%	0.24%	0.40%
Med HH Income	$50,820	$60,276	$64,335
Avg HH Income	$66,048	$75,245	$77,986



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