

Field & Stream - Hoover, AL

Investment Opportunity | Available for Sale



Property Specifications

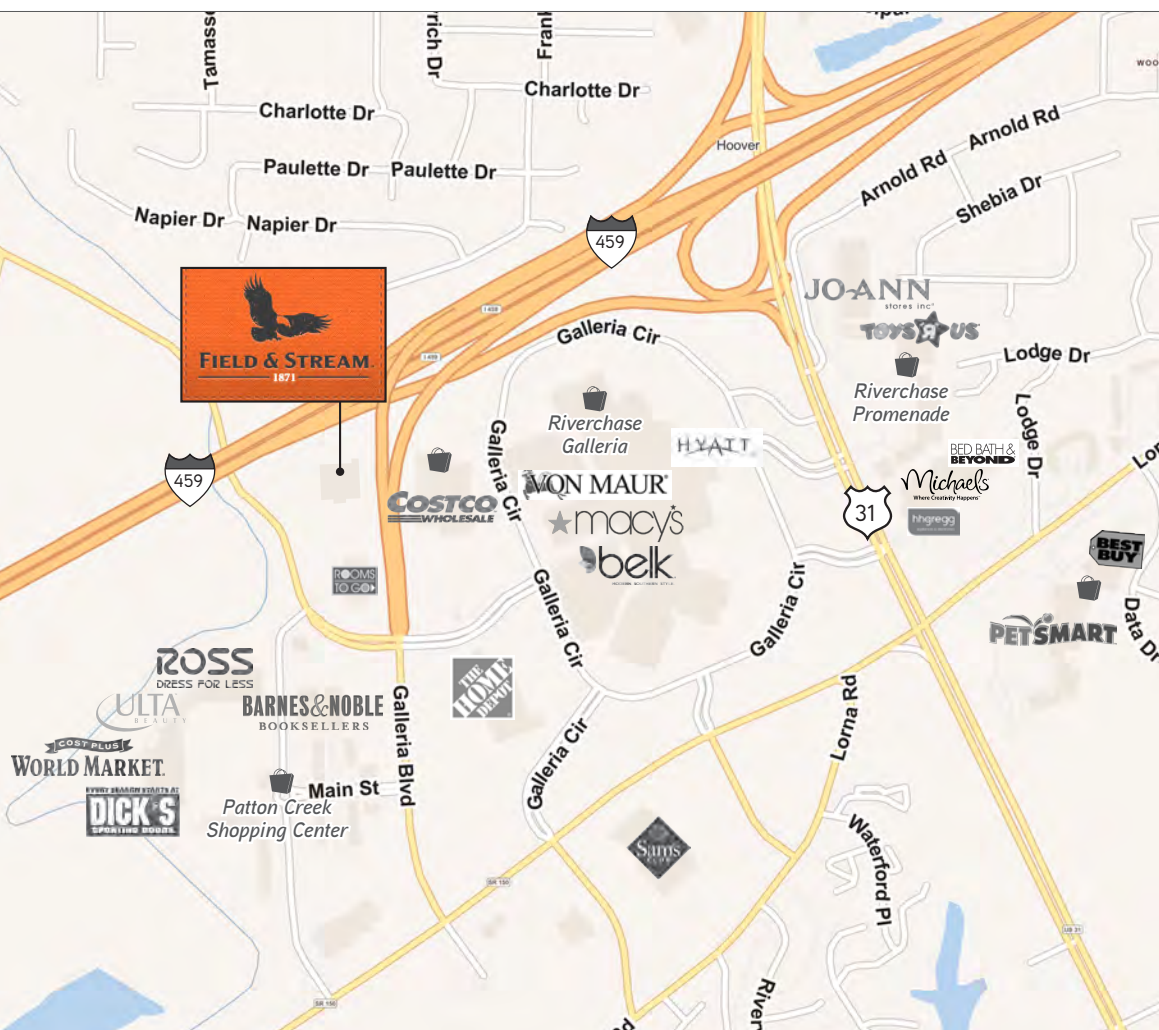
LOCATION	3851 Chapel Lane Hoover, AL 35244
TENANT	Dick's Sporting Goods, Inc.
TRADE NAME	Field & Stream
SQUARE FOOTAGE	50,302± SF
ACREAGE	7.14± AC
PARKING	263± spaces / 5.23± spaces per 1,000 square feet
YEAR BUILT	2015
OCCUPANCY	100%
2016 NOI	\$724,349
TERMS	Free and Clear; As-Is; Where-Is
CAP RATE	5.75%
PRICE	\$12,600,000

Investment Highlights

- **TROPHY RETAIL ASSET**
- **NEW 2015 CONSTRUCTION**
- **THE BIRMINGHAM MSA: A HEALTHY, HIGH-GROWTH SUNBELT MARKET AND ONE OF THE NATION'S TOP 50 MSA'S**
- **PROMINENT LOCATION IN ONE OF BIRMINGHAM'S VERY BEST TRADE AREAS.** Located in the desirable Hoover submarket of Birmingham, Field & Stream sits across the street from Birmingham's only Costco Store, an outparcel to Alabama's best enclosed mall, GGP-owned, 99% occupied 1.47mm square foot Riverchase Galleria, on a campus that includes a 375,000 SF Class A Office high-rise and the recently renovated 329 room Hyatt Regency Hotel.
- **OUTSTANDING LEASE FUNDAMENTALS** - Guaranteed by publicly-traded Dick's Sporting Goods (NYSE: DKS) with a \$5.46 Billion market cap. Minimal landlord obligations, 15-year term, and meaningful rental increases in the base term and renewal option periods.
- **INTERSTATE VISIBILITY** - The property enjoys visibility and signage on I-459.
- **STRONG DEMOGRAPHIC PROFILE** - 119,106 people reside within a five mile radius of Field & Stream plus 61,790 daytime employees. Average household income is \$98,362, with 53% of the population holding a college or graduate degree, Field & Stream enjoys an outstanding customer base, and given its status as a regional destination tenant, it draws from the entire 1.1mm population of the Birmingham MSA and beyond.

All information is furnished from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease, financing or withdrawal without notice.

FIELD & STREAM AT PATTON CREEK | HOOVER, ALABAMA



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