



3 Notch Plaza

Andalusia, AL



piggly wiggly

DOLLAR TREE®

*1130 M L King Jr Expy
Andalusia, AL 36421*

Grocery Anchored Shopping Center



PLEASE CONTACT US
FOR MORE DETAILS



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\$ 3,200,000
Price



7.46%
Cap Rate



Grocery
Anchored



PRICE PSF
\$69.66

Property Summary

Address	1130 MLK Jr Expy, Andalusia, AL
Rentable SF	47,083 SF
Occupancy	100%
Year Built / Renovated	1984 / 1989 / 2022
Number of Tenants	2
Net Operating Income	\$238,938.41
Land Size	3.77 Acres





Investment Highlights



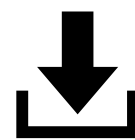
Grocery Anchored Investment with strong performing grocer - Piggly Wiggly is the Second Largest Supermarket in Alabama, This Location is the Number 21 Ranked Store out of 100 in Alabama.



Tenured Piggly Wiggly - 30+ years of occupancy



Unique hard-corner grocery site - Located at the Highest Trafficked Intersection in Andalusia



Low Price / SF - Rare Opportunity to Purchase a Grocery Anchored Shopping Center at a Low Price Per Square Foot \$69.66 PSF



Recent Capital Improvements – New roof installed in 2022. Comes with a Twenty (20) Year Manufactures Warranty with Mule Hide

Investment Highlights



Second Largest Supermarket Operator in Alabama with over 100 locations

Market Share

One of only three Grocery Stores in Andalusia

Tenured Piggly Wiggly Location
30+ years of occupancy

Strong Performer


Number 21 ranked store out of 100 in Alabama



Investment Highlights



 Bypass Rd
16,329 VPD

 E 3 Notch St
11,694 VPD



Strategic Location
Hard corner at the highest trafficked intersection in Andalusia

 OCCUPIED
 VACANT
 NOT OWNED

SUITE	TENANT	SF
1130	Fresh Foods Outlet, LLC	36,099
1138	Dollar Tree Stores, Inc.	9,800

Three Notch Plaza
1138 MLK Expressway Andalusia, AL 36420



Income & Expenses

Actuals

Scheduled Gross Income

Rental Income:	\$243,424.08
CAM Reimbursement:	\$61,871.74
Tax Reimbursement:	\$3,422.44
Insurance Reimbursement:	\$5,125.30
Total Gross Income:	\$313,843.56

Operating Expenses

Real Estate Taxes:	\$17,400.00
Insurance:	\$28,324.34
Parking Lot Sweeping:	\$7,315.00
Sidewalk Pressure Washing:	\$1,048.00
Accounting Fees:	\$2,353.87
Landscaping:	\$2,400.00
Fire Safety Monitoring:	\$371.80
Management Fee:	\$15,692.14
Total Operating Expenses:	\$74,905.15 (\$1.63/ SF)

Net Operating Income:

\$238,938.41

DELI
BAKERY

piggly  wiggly

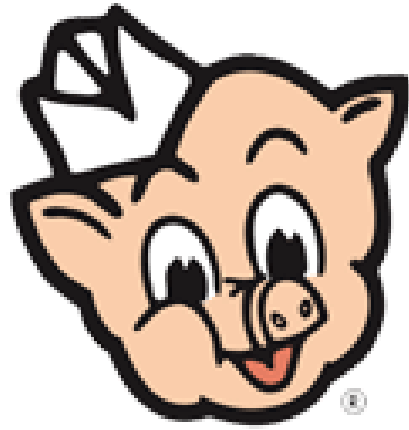
NOI: \$238,938.41

CAP Rate: 7.46%

Current Rent Roll

Suite	Tenant	Size (SF)	Term		Annual Rent	Rent/ SF	Recoveries
A	Piggly Wiggly	36,099 SF	7/1/22	8/31/30	\$198,683.16	\$5.50	\$45,909.12
C	Dollar Tree	9,800 SF	9/1/23	6/30/26	\$107,725.80	\$10.99	\$17,075.76

Tenants



piggly wiggly

Piggly Wiggly was founded in 1916, and was the first self-service grocery store. As of 2025, Piggly Wiggly operates 530 stores across the United States, and are the second largest supermarket in Alabama. Piggly Wiggly maintains loyal customers in its operating areas.



The Leading Operator of Discount Variety Stores

Dollar Tree, Inc. (NASDAQ: DLTR), ranked 137 on the Fortune 500 list, is the world's leading operator of low price point variety stores. Dollar Tree operates over 16,000 stores. In 2023 Dollar Tree Inc's consolidated net sales increased 8.0%, reaching over \$30 billion.

Demographics

	1 Mile	3 Miles	5 Miles
2024 Population	2,181	9,196	12,123
Consumer Spending	\$23,269,346	\$95,236,131	\$128,216,488
Average Household Income	\$61,463	\$60,842	\$63,426
Median Household Income	\$53,267	\$39,674	\$41,698
Median Age	40.3	41.3	41.7

Andalusia

ALABAMA



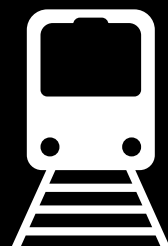
\$1.8M

Downtown Revitalization: The city has invested \$1.8 million in a Downtown Revitalization Project to enhance the urban environment and attract businesses.



250 AC

Industrial Park: Andalusia features a 250-acre Industrial Park, aiming to attract and support manufacturing and industrial businesses. Shaw industries, a leading manufacturer of flooring products, employs over 1,000 individuals in the area.



Rail Access: The city is served by two railroad lines—the Central of Georgia and the L&N Railroad—facilitating commerce and connectivity.





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