



Brand New 2025 Construction | Investment Grade Credit (S&P AA-) | Shadow Anchored by Publix Grocer



REPRESENTATIVE PHOTO

OFFERING MEMORANDUM

PIKE ROAD, ALABAMA (MONTGOMERY MSA)

Marcus & Millichap
THE SULO GROUP

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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OFFERING SUMMARY

PROPERTY ADDRESS

Baptist Health & UAB

9570 Vaughn Road
 Pike Road, AL 36064

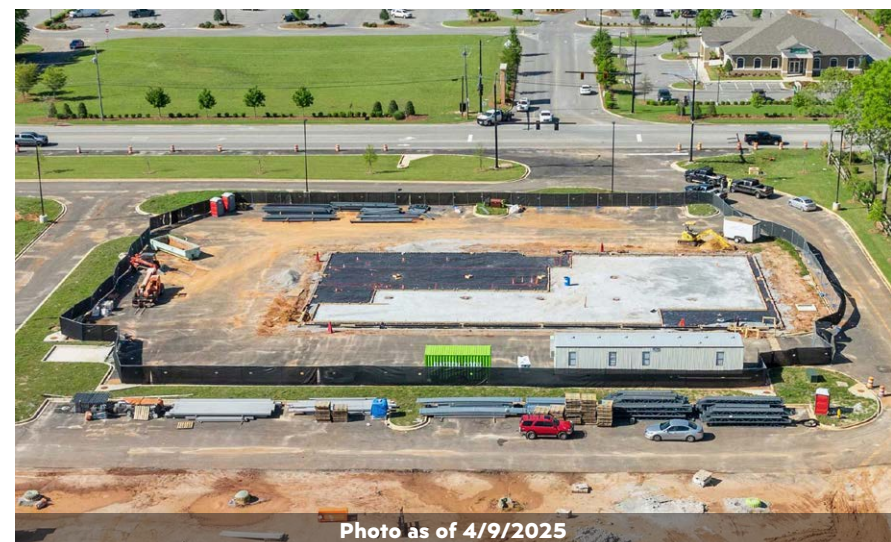
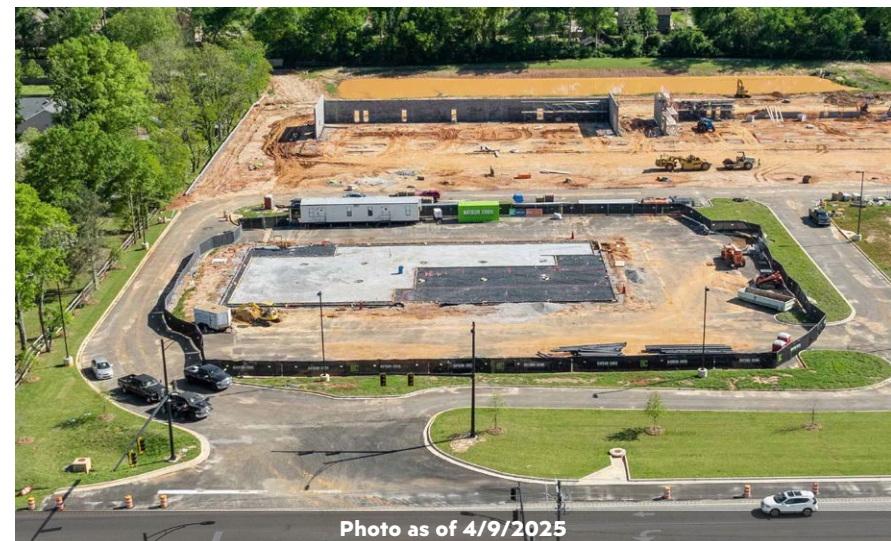
OFFERING SUMMARY	
Price:	\$5,120,000
Cap Rate:	6.25%
Net Operating Income:	\$320,000
Building Square Footage:	12,800 Sq Ft
Year Built:	2025
Lot Size:	+/- 1.24 Acres

LEASE SUMMARY	
Tenant:	Baptist Health & UAB
Guaranty:	Corporate
Lease Commencement:	10/12/2021
Rent Commencement:	Est. 10/1/2025
Lease Expiration:	Est. 9/30/2035
Lease Term Remaining:	10+ Years
Lease Type:	Double Net
Roof and Structure:	Landlord Responsible
Rental Increases:	8.00% in Option 1
Renewal Options:	One, Ten-Year
Right of First Refusal:	None

OPERATING DATA				
Year	Start Date	End Date	Annual Rent	Cap Rate
1-10	10/1/2025	9/30/2035	\$320,000	6.25%
11-20 (Option 1)	10/1/2035	9/30/2040	\$345,600	6.75%

INVESTMENT HIGHLIGHTS

- **Corporate Guaranty from Baptist Health, an affiliate of University of Alabama Health System (UAB)**
 - Baptist Health has been an affiliate of the UAB Health System since 2005 and has partnered with UAB throughout the past four decades.
 - The UAB Health System has a strong corporate credit rating. S&P Global assigns an “AA-” credit rating to UAB.
 - This facility will serve as a Primary Care clinic.
 - More than 350 UAB Physicians are ranked among the Best Doctors in America.
 - U.S. News and World Report continually ranks UAB Hospital as the number one hospital in Alabama.
- **Brand New 2025 Construction**
 - Baptist Health & UAB have entered into a brand-new, 10-yr lease at the subject property.
 - The lease features a landlord-favorable, 10-year lease renewal option.
 - Baptist Health is paying only \$25.00 PSF in annual base rent, a modest rental rate for new construction medical properties nationwide.
- **Located in Rapidly Expanding Pike Road, AL**
 - Pike Road, AL is the was the 4th fastest growing city in Alabama in 2023. In 2022, Pike Road led the list of Alabama’s fastest-growing cities.
 - Construction on new Pike Road High School is currently Underway. The project will cost just under \$100 million, and it will include 200,000 square feet of planned space, the facility is expected to have more than 55 classrooms and is designed to accommodate about 1,200 students in grades 9 through 12.
 - Other major developments in Pike Road include Kinsley, a 1,200 home master-planned neighborhood featuring top-tier amenities, including a clubhouse, fitness center, resort-style pool, playground, pickleball courts, and two dedicated dog parks with a dog washing station.
- **Positioned in a Dense Retail Trade Area with Wealthy Demographics**
 - The property is adjacent to several national retailers including Publix Super Market. According to Placer.AI, this Publix featured 945,000+ visitors between April 2024 and March 2025.
 - The average household income is \$122,200+ within a 2-mile radius of the subject property and \$114,600+ in a 5-mile radius of the subject property.
 - The immediate retail trade area is rapidly expanding with adjacent parcels recently sold to River Bank and Trust, McDonalds and more. An unanchored strip center is also being developed directly behind the property which features several national tenants.



SITE PLAN



AERIAL OVERVIEW



AERIAL OVERVIEW



TENANT PROFILE

Baptist Health is the largest healthcare system serving Central Alabama, providing comprehensive hospital-based and outpatient services to residents in Central Alabama.

With more than 600 highly respected and experienced physicians on the medical staff, Baptist Health provides residents of Central Alabama with access to advanced treatments, technologies, and cutting-edge medical care close to home. The 775-bed health system has a regional service area of 14 counties with approximately 700,000 people. Baptist Health's family of health care services includes three acute care hospitals, a regional cancer center, a free-standing psychiatric hospital, a joint venture surgical center, a network of ambulatory clinics, outpatient imaging centers, urgent care facilities, wound care services, rehabilitation, and home care services.

Baptist Health has placed a strong emphasis on teaching our community members to reduce their risks of illness and disease while encouraging them to live healthier lives. The Baptist Health focus on preventive care began well ahead of its time and continues today because your best life is our primary goal.

Baptist Health remains at the forefront of cutting-edge advances in medical technology, always redefining possibilities in healthcare. We are proud to be one of the most technologically advanced health systems in Alabama – delivering high-tech care to Central Alabama.

Company Type: Private
Location: Montgomery, Alabama (57 Locations)
Website: <https://www.baptistfirst.org/>

S&P AA-
Corporate Credit Rating

Baptist Health
Largest Healthcare System in Central AL

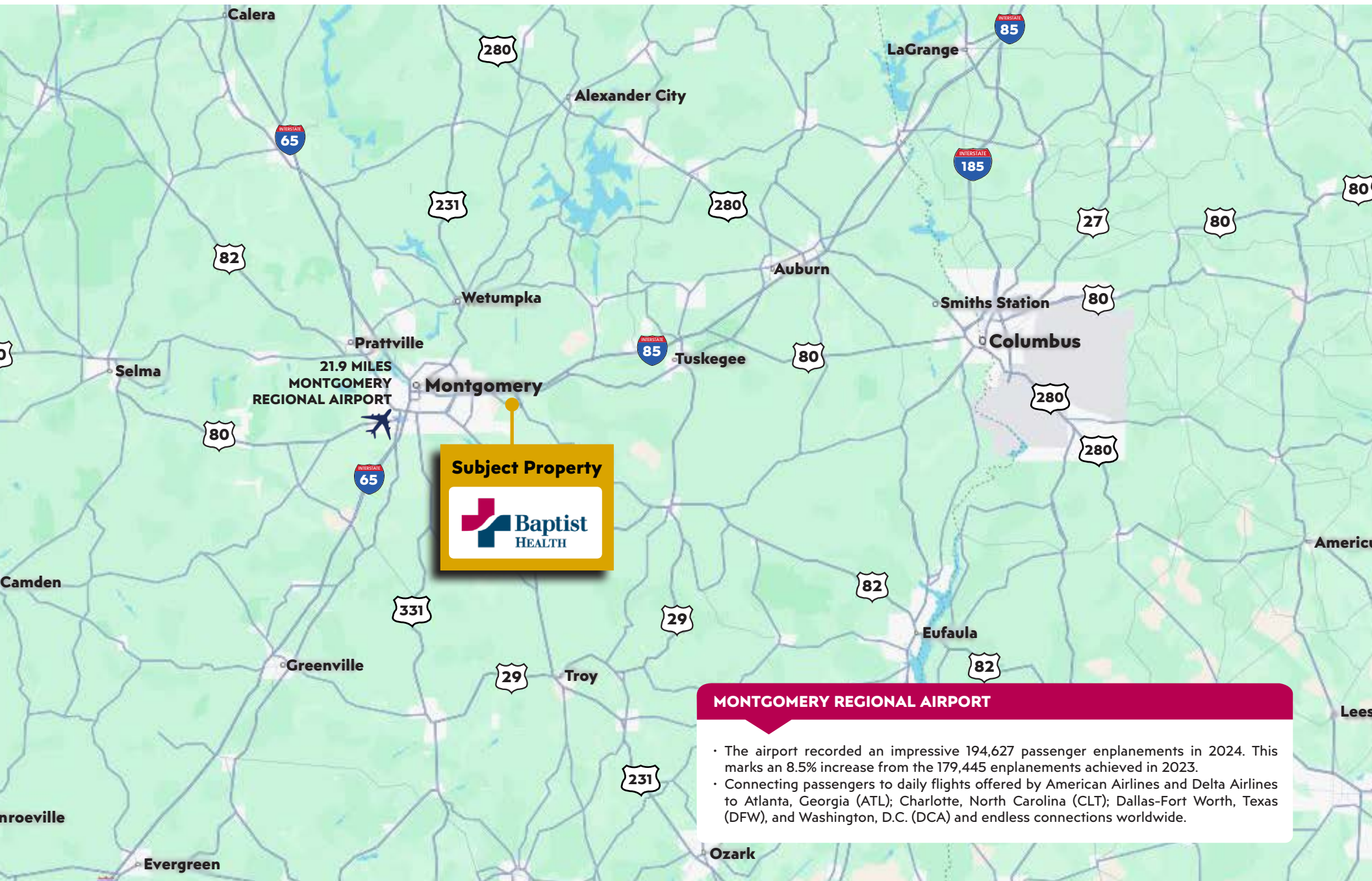
600+
Experienced Physicians



PROPERTY PHOTOS AS OF 4/9/2025



REGIONAL MAP



MONTGOMERY REGIONAL AIRPORT

- The airport recorded an impressive 194,627 passenger enplanements in 2024. This marks an 8.5% increase from the 179,445 enplanements achieved in 2023.
- Connecting passengers to daily flights offered by American Airlines and Delta Airlines to Atlanta, Georgia (ATL); Charlotte, North Carolina (CLT); Dallas-Fort Worth, Texas (DFW), and Washington, D.C. (DCA) and endless connections worldwide.

AREA OVERVIEW

PIKE ROAD

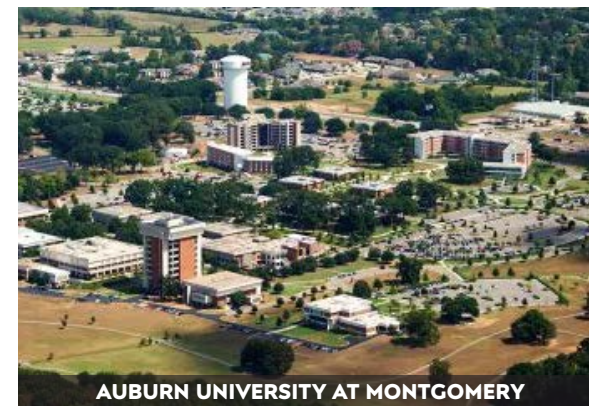
- The Pike Road community has flourished for more than 175 years. Beginning with the arrival of the Meriwether, Mathews and Marks families around 1815, people began settling and farming the area in the mid-nineteenth century.
- Over the time from 2010 to 2015, the town has experienced phenomenal growth. The development of property and the annexation of parcels within neighborhoods has made the town one of Alabama's fastest growing communities.
- The town has developed a full-scale transportation plan making it unique for communities with 8000 citizens. Blessed with three volunteer fire departments, a great collaboration with the Sheriff's Department, and a 24 hour ambulance service, the citizens have experienced a comprehensive array of public safety programs. Water and sewer services have grown in their availability and garbage and recycling programs are also available. The town also has two electricity providers and two gas companies.
- The town hosts a number of annual events for friends and family to enjoy together. Annual events include a Christmas Tree lighting, SUMMER FEST celebration, a Veterans Memorial service each fall, a hay bale contest, and more.
- The crown jewel is the SweetCreek Farm Market, a local food mecca with sweet treats, baked goods, local honey, fresh produce, delicious ice cream and fro-yo, and even meat from local and regional farmers. While you're there, don't forget to try some of the town's award-winning BBQ.

MONTGOMERY

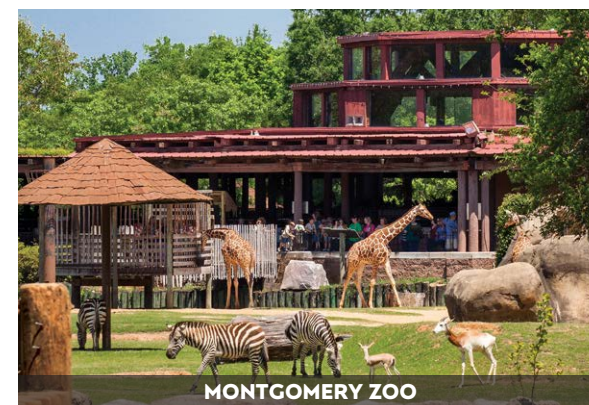
- The Montgomery metro is located in central Alabama's Black Belt region and is most known for its role in the civil rights movement, including the historic bus boycotts inspired by Rosa Parks.
- The city of Montgomery hosts a significant military base and a growing automobile industry, which complements its pool of government jobs.
- Montgomery is the fourth-largest metro in the state, and has residents spread between Montgomery, Autauga, Elmore and Lowndes counties. About 60 percent of the metro's population lives in Montgomery County, with 200,000 citizens in the city of Montgomery.

ECONOMY

- More than 40 major manufacturing facilities reside in the Montgomery metro, with a fourth of these plants focused on auto-related production. MOBIS, Rheem and GKN Aerospace are other major employers in this sector.
- Government at the local, state and federal levels plays a major role in Montgomery's economy. The state of Alabama employs over 12,000 residents of the market.
- Tourism provides a significant economic impact to the region, which is a midpoint between Atlanta and Mobile, via Interstate 65.



AUBURN UNIVERSITY AT MONTGOMERY



MONTGOMERY ZOO




SWEET CREEK FARM MARKET


DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	2,405	8,902	30,937
2020 Population	4,032	13,773	41,158
2024 Population	4,450	14,628	42,882
2029 Population	4,790	15,355	44,315
HOUSEHOLDS			
2010 Households	816	3,136	11,645
2020 Households	1,353	4,897	15,733
2024 Households	1,506	5,270	16,554
2029 Households	1,617	5,541	17,152
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	86.5%	83.1%	74.7%
2020 Owner Occupied Housing Units	87.0%	78.9%	69.8%
2024 Owner Occupied Housing Units	87.4%	79.4%	70.7%
2029 Owner Occupied Housing Units	87.5%	79.5%	71.0%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	8.7%	12.0%	20.6%
2020 Renter Occupied Housing Units	9.8%	16.7%	25.5%
2024 Renter Occupied Housing Units	9.4%	16.2%	24.6%
2029 Renter Occupied Housing Units	9.3%	16.0%	24.3%
AVERAGE HOUSEHOLD INCOME	\$127,506	\$130,297	\$128,374


AREA SNAPSHOT




42,882
 POPULATION (5-MILE)



39,101
 DAYTIME POPULATION (5-MILE)



2.0%
 POPULATION GROWTH (2023-2028)



\$127,506
 AVERAGE HOUSEHOLD INCOME (1-MILE)