

1005-1021 Crossroads Plaza Drive  
Moody, AL 35004

# VALUE-ADD INVESTMENT OPPORTUNITY

OFFERING MEMORANDUM



**CONTACT:**

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## EXECUTIVE SUMMARY

Crossroads Plaza is located in Moody, AL, 15 miles east of Birmingham. The city enjoys regional access via Interstate 20. Since 2010 Moody has grown 14.5% and is now seeing a surge in the commercial growth as it catches up to the residential population. Crossroads Plaza is a neighborhood center positioned at a signalized intersection on Hwy 411, a major feeder road leading to I-20. The property has excellent visibility, access and parking.

<b>PARCEL:</b>	25-07-36-0-001-039.001
<b>TOTAL GLA:</b>	13,900 SF *The adjacent 45,000 square foot box is separately owned.
<b>TOTAL ACREAGE:</b>	2.65± AC
<b>YEAR BUILT:</b>	2003
<b>CURRENT TOTAL OCCUPANCY:</b>	100%
<b>SALE PRICE:</b>	\$1,100,000.00
<b>CURRENT NOI:</b>	\$79,219.49



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## TENANT OVERVIEW

**Family Dollar-** Family Dollar is a leading national dollar store chain and wholly-owned subsidiary of Dollar Tree. There are over 8,000 Family Dollar stores nationwide and over 15,000 locations with the combined total of Family Dollar and Dollar Tree Stores. Family Dollar is the second largest dollar store concept in the nation. This retailer is deemed an essential business, so they are open, operating, and ready to help with any customer needs.

**1st Franklin Financial-** Since 1941, 1st Franklin Financial has worked to provide financial solutions to their customers and their families. Today, with more than 315 loan offices in Georgia, Alabama, Tennessee, Louisiana, Mississippi and South Carolina, they continue to offer personal loans and financial solutions so their customers can reach their goals. They have five locations in the Birmingham MSA alone.

**World Finance-** Founded in 1962, World Finance has been helping people realize their financial goals by offering fixed rate and payment loan solutions. They have over 1,200 locations across the nation in 16 states with 7 in the Birmingham MSA. World Finance serves over 1 million customers a year.

**Domino's Pizza-** Founded in 1960, Domino's Pizza has evolved into a global giant in the fast-food industry, boasting over 17,000 locations worldwide as of April 2023. Renowned for its innovation in digital ordering and efficient delivery systems, Domino's has consistently been recognized for its strong brand presence and customer loyalty.



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## EXCLUSIVELY LISTED BY:



SOUTHPACE PROPERTIES, INC.



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