LOWE'S

1641 Beltline Rd SW

Decatur, AL 35601

Retail
Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

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Property Overview

Lowe's

1641 Beltline Rd SW, Decatur, AL 35601

Property Overview

±135,440	±15.79	±27,000	1990
Total GLA (SF)	Lot Size (AC)	VPD (Beltline Rd)	Year Built

Investment Highlights

- **Rare Opportunity — Below-Market Rents in a Thriving Market:** This Lowe's has operated at the site for over 30 years and continues to benefit from Decatur's proximity to Huntsville's explosive growth. With rents well below their average figures, a proven long-term operating history, and a significant rental bump when the lease expires, this property represents a rare chance to acquire a high-credit tenant at below-market economics in a great market.
- **National Corporate Credit Tenant:** Lowe's (S&P: BBB+ Stable) is one of the largest and most recognizable home improvement retailers in the U.S. — offering strong, investment-grade credit.
- **Long-Term Commitment:** Lowe's has operated here since 1990, with over three decades of proven performance and commitment to this site.
- **Large Building & Parcel:** Substantial real estate footprint with a large-format store and parcel size, providing long-term intrinsic value and flexibility for any future redevelopment or re-use.
- **Strong Rent Growth & Built-In Upside:** Tenant is in its 2nd of six (6) option periods. Lease structure provides 6% rent bumps at each option, creating predictable, compounding income growth. Future re-tenanting or renewal at market rent would represent a significant rent increase given today's below-market lease rate.
- **Prime Retail Corridor Location:** Situated on Beltline Rd (±27,000 VPD), Decatur's dominant retail artery, directly adjacent to Publix and surrounded by national co-tenants, driving consistent consumer traffic.
- **Explosive Regional Growth:** Decatur benefits from Huntsville's rapid expansion. With the U.S. Space Command announcement fueling population and economic growth, this corridor is primed for sustained long-term demand.
- **Institutional-Grade Investment:** Combines rare tenancy, long-term operating history, rent growth, market momentum, and intrinsic real estate value — making it highly attractive for core, long-term, and 1031 buyers.


Decatur Morgan Hospital Parkway Campus
±120 Beds
Decatur Mall
belk
HIBBETT SPORTS
amc
maurices
FINISH LINE
AspenDental
Dutch Bros
Chick-fil-A
TACO BELL
ARMY NATIONAL GUARD
McDonald's
FARMERS home FURNITURE
your hometown store
SONIC
Comfort INN & SUITES
Hardee's
Ollie's Bargain Outlet
GOOD STUFF CHEAP
SHOE CARNIVAL
Goodwill
N
67
PNC
Beltline Rd SW ± 27,000 VPD
LOWE'S
Subject Property


Walmart Supercenter
planet fitness
ZAXBY'S
HYUNDAI MOTORSPORT
THE HOME DEPOT
Academy SPORTS + OUTDOORS
TSC TRACTOR SUPPLY CO
SE
FOODLAND Close to Home
Bargain OLLIE'S OUTLET GOOD STUFF CHEAP
SHOE CARNIVAL
Goodwill
DOLLAR TREE
Advance Auto Parts
ALDI
CRUNCH FITNESS
Krispy Kreme DOUGHNUTS
IHOP
Wendy's
Windover Place Apartments
±101 Units
WHATABURGER
HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES
Publix
ups
Beltline Rd SW ± 27,000 VPD
67
LOWE'S
Subject Property

Property Photos

High-visibility frontage with wide street exposure

National tenant with strong brand presence

Large-format store and parcel size

Functional layout drives operational efficiency

Financial Overview

Lowe's
1641 Beltline Rd SW, Decatur, AL 35601

Financial Overview

$6,345,036	4.25%	$269,664
List Price	Cap Rate	NOI

Property Address	1641 Beltline Rd SW, Decatur, AL 35601
List Price	$6,345,036
GLA	±135,440 SF
Cap Rate	4.25%
Year Built	1990
Lot Size	±15.79 AC
NOI	$269,664
Tenant	Lowe's Home Improvement
Right of First Refusal (ROFR)	Yes
Lease Guarantor	Corporate
Lease Type	Abs NNN (Ground Lease)
Roof, Structure	Tenant Responsible
Parking Lot	Tenant Responsible
Term Remaining	±5 Years
Original Lease Term	20 Years
Rent Commencement	7/23/1990
Rent Expiration	11/30/2030
Increases	6% Each Option
Options	Four, 5-Year Options

Lease Term	Monthly Rent	Annual Rent	Increases	Rent PSF	Cap Rate
Current (Dec 2025 - Nov 2030)	**$22,472.00**	**$269,664.00**	**6.00%**	**$1.99**	**4.25%**
Option 3	$23,820.25	$285,843.00	6.00%	$2.11	4.50%
Option 4	$25,249.42	$302,993.00	6.00%	$2.24	4.78%
Option 5	$26,764.42	$321,173.00	6.00%	$2.37	5.06%
Option 6	$28,370.25	$340,443.00	6.00%	$2.51	5.37%

Tenant Overview

Year Founded
1921

Headquarters
Mooresville, NC

Ownership Status
NYSE: LOW

Employees
270,000+

Locations
1,700+

Credit Rating
BBB+: S&P

Annual Revenue
$86B

Tenant Overview

Lowe's Companies, Inc. is a leading, publicly traded home improvement retailer serving both professional contractors and DIY customers across North America. Headquartered in Mooresville, North Carolina, Lowe's operates over 1,700 stores and offers a wide range of building materials, appliances, tools, and outdoor products. With a focus on customer service, supply chain efficiency, and omnichannel retailing, the company delivers consistent value and performance across diverse residential and commercial markets.

Why Invest in Lowe's?

- **Financial Resilience:** Lowe's consistently delivers strong financial performance, with annual revenues exceeding $86 billion and a solid history of profitability. Backed by investment-grade credit ratings, the company offers reliable income potential and long-term fiscal resilience.

- **Dominant National Footprint:** As the second-largest home improvement retailer in the U.S., Lowe's operates a vast network of over 1,700 stores across North America, enabling wide market reach and strong customer loyalty in both pro and DIY segments.

- **Recession-Resilient Demand:** Home maintenance, repair, and improvement remain essential expenditures, helping Lowe's maintain steady performance even during economic downturns—reinforcing its value as a stable tenant in all cycles.

- **Omnichannel & Operational Efficiency:** With robust e-commerce integration and streamlined supply chain capabilities, Lowe's enhances customer access while driving cost-efficiency—ensuring operational agility and tenant strength.

- **Brand Recognition & Tenant Quality:** A trusted household name with decades of market presence, Lowe's brings high credit quality, consistent foot traffic, and long-term lease security—making it a sought-after anchor for retail and mixed-use assets.Strong Brand and Market Position: A recognized leader supplying essential infrastructure products with consultative-local support, making it a reliable "one-stop-shop" for contractors and municipalities.

Market Overview

Lowe's
1641 Beltline Rd SW, Decatur, AL 35601

Decatur, AL

Demographics Within 5 Miles

61,575
Total Population

$49,520
Median HH Income

24,951
# of Households

$1.4B
Annual Consumer Spend

68,912
Workday Population

20%
% Bachelor's Degree

40
Median Age

$179K
Median Property Value

Local Market Overview

Decatur, Alabama lies in northern Alabama along the Tennessee River and is part of the Huntsville—Decatur region. Originally a river-port and rail junction hub, Decatur's economy has evolved around manufacturing, logistics, energy, and chemical industries. Beyond its industrial and economic base, Decatur is well known for its cultural attractions and outdoor amenities. The city hosts the Alabama Jubilee Hot Air Balloon Classic, one of the largest ballooning events in the South, as well as the Spirit of America Festival and the Riverfest music celebration, all of which draw visitors from across the region. Nature and recreation are also central to the local lifestyle, with Point Mallard Park offering a water park, golf course, and campgrounds along the Tennessee River. The Cook Museum of Natural Science and the Carnegie Visual Arts Center further highlight the city's commitment to education, culture, and family-friendly entertainment. Decatur's people reflect a mix of long-time residents and newcomers drawn to the area by affordable living, job opportunities, and proximity to Huntsville's booming technology corridor.
The community is known for its Southern hospitality, civic pride, and strong ties to both faith and family. A diverse workforce supports the area's industrial base, while growing numbers of young professionals, families, and retirees are choosing Decatur for its balance of small-city charm and metropolitan access.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	9,118	43,787	61,983
2025 Population	8,934	42,877	61,575
2030 Population Projection	8,961	43,004	61,929
HOUSEHOLDS	**1-MILE**	**3-MILE**	**5-MILE**
2020 Households	3,915	17,704	25,080
2025 Households	3,841	17,349	24,951
2030 Household Projections	3,853	17,397	25,093
INCOME	**1-MILE**	**3-MILE**	**5-MILE**
Avg Household Income	$64,517	$66,673	$69,167

Economic Drivers

Regional Economic Overview: Decatur's Connection to Huntsville, AL

Economic Drivers

Huntsville is the fastest-growing major city in Alabama and one of the most dynamic markets in the Southeast. Its economy is anchored by aerospace, defense, engineering, and advanced manufacturing, supported by world-class research institutions and federal investment. The presence of NASA's Marshall Space Flight Center and Redstone Arsenal has positioned Huntsville as a national leader in innovation, attracting Fortune 500 companies, contractors, and a highly skilled workforce. The city's diverse mix of government, technology, healthcare, and education sectors provides economic resilience and sustained demand for both commercial and residential development.

Primary Industries

- Aerospace & Defense
- Engineering & Technology
- Advanced Manufacturing
- Healthcare & Biotechnology

Top Employers

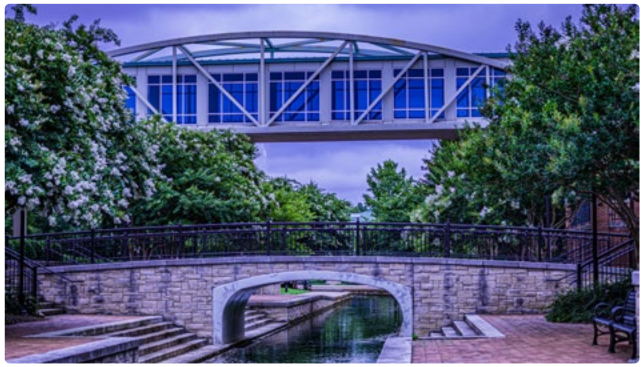
- Redstone Arsenal (U.S. Army)
- NASA's Marshall Space Flight Center
- Boeing
- Huntsville Hospital Health System

Recent Developments

- Ongoing expansion of Redstone Arsenal operations and defense contracting facilities.
- Growth of the Cummings Research Park, the second-largest research park in the U.S., housing 300+ companies.
- Development of the Mazda Toyota Manufacturing plant, producing high-volume vehicles and creating thousands of jobs.
- Revitalization projects in Downtown Huntsville, including mixed-use retail, residential, and entertainment districts.

$30B+
Regional Gross Domestic Product

±25 Miles
Distance to Huntsville, AL



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