

RENT ROLL | CULLMAN SHOPPING CENTER







Suite	Tenant	Sq.Feet	% Of Offering	Lease Start	Lease End	Adj.	Rent \$/SF	Annual Minimum Rent		Recovery Method	Renewal Options				
								Monthly	Annual		Term	Date	Comments		
A	Publix	45,600	14.95%	10/14/15	10/31/35		\$11.00	\$41,800.00	\$501,600.00	CAM - Fixed (\$1.10/SF) TAX - 100% of Parcel	5 Yr.	11/01/35	\$11.00		
											5 Yr.	11/01/40	\$11.00		
											5 Yr.	11/01/45	\$11.00		
											5 Yr.	11/01/50	\$11.00		
											5 Yr.	11/01/55	\$11.00		
											5 Yr.	11/01/60	\$11.00		
											5 Yr.	11/01/65	\$11.00		
5 Yr.	11/01/70	\$11.00													
B	Dick's Sporting Goods	35,000	11.48%	10/01/15	01/31/26		\$10.90	\$31,791.67	\$381,500.00	CAM - Fixed (\$1.66/SF, increasing by CPI (2%) every 1/1)	5 Yr.	02/01/26	\$11.40		
											5 Yr.	02/01/31	\$11.90		
											5 Yr.	02/01/36	\$12.40		
											5 Yr.	02/01/41	\$12.90		
C	Ulta	10,014	3.28%	11/27/15	11/30/25		\$21.73	\$18,133.69	\$217,604.22	CAM - Fixed (\$4.54/SF increasing by 3.00% every 12/1)	5 Yr.	12/01/25	\$23.90		
											5 Yr.	12/01/30	\$26.29		
											5 Yr.	12/01/35	\$28.92		
C1	Available	1,200	0.39%												
3	Shoe Dept. Encore	18,205	5.97%	03/19/10	06/30/25		\$6.65	\$10,083.33	\$121,000.00	CAM - PRS	5 Yr.	07/01/25	\$7.31		
											5 Yr.	07/01/30	\$8.04		
											5 Yr.	07/01/35	\$8.04		
4	Available	5,000	1.64%												
5	Classy Nails	2,000	0.66%	12/01/10	08/31/30		\$18.00	\$3,000.00	\$36,000.00	CAM - Fixed (\$2.78/SF, increasing by 3.00% every 9/1)	09/01/25	\$18.00	\$3,300.00	\$39,600.00	

Publix



SHOE DEPT.
ENCORE

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								Monthly	Annual		Term	Date	
6	Therapy South	2,345	0.77%	06/16/21	05/31/27		\$17.50	\$3,419.79	\$41,037.50	CAM - Fixed (\$2.50/SF, increasing by 3.00% every 2/1)	5 Yr.	06/01/27	\$17.85
											5 Yr.	06/01/32	\$18.21
													
8	Belk	89,224	29.26%	01/17/91	06/08/24		\$4.00	\$29,741.33	\$356,895.96	TAX - PRS	5 Yr.	06/09/24	\$4.50
											5 Yr.	06/09/29	\$4.50
											5 Yr.	06/09/34	\$4.50
													
9	ABC Store	6,345	2.08%	09/01/14	08/31/24		\$22.00	\$11,632.50	\$139,590.00	Gross Lease			
													
10	Ross Dress for Less	22,000	7.21%	06/07/16	01/31/27		\$9.50	\$17,416.67	\$209,000.00	CAM - Fixed (\$2.24/SF, increasing by 2.50% every 2/1)	5 Yr.	02/01/27	\$10.50
											5 Yr.	02/01/32	\$11.50
											5 Yr.	02/01/37	\$12.50
											5 Yr.	02/01/42	\$13.50
													
11	Available	9,900	3.25%										
12	Five Below	7,972	2.61%	07/09/17	01/31/27		\$18.00	\$11,958.00	\$143,496.00	CAM - Fixed (\$3.38/SF, increasing by 3.00% every 1/1)	5 Yr.	02/01/27	\$19.00
											5 Yr.	02/01/32	\$21.50
													
13	Books-A-Million	11,250	3.69%	05/10/78	01/31/25		\$7.25	\$6,796.88	\$81,562.56	CAM - Fixed (\$1.59/SF, increasing by 3.00% every 2/1)	5 Yr.	02/01/25	\$8.25
											5 Yr.	02/01/30	\$9.25
													
14	Available	2,119	0.69%										

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							Rent \$/SF	Monthly	Annual	Recovery Method	Term	Date	Comments
16	UPS	1,790	0.59%	07/01/17	2/31/27		\$25.75	\$3,841.00	\$46,092.00	CAM - Fixed (\$2.25/SF, increasing by 3.00% every 1/1)	5 Yr.	01/01/28	\$28.98
							01/01/24	\$26.52	\$3,956.00		\$47,472.00	01/01/31	\$29.85
							01/01/25	\$27.32	\$4,075.00	\$48,900.00	INS - PRS		
							01/01/26	\$28.14	\$4,198.00	\$50,376.00	TAX - PRS		
17	PetSmart	12,119	3.97%	09/17/14	01/31/26		\$14.50	\$14,643.79	\$175,725.48	CAM - Fixed (\$1.56/SF, increasing by 2.00% every 2/1)	5 Yr.	02/01/26	\$15.50
											5 Yr.	02/01/31	\$16.50
										INS - PRS			
										TAX - PRS			
OP1	Available	3,268	1.07%										
OP2	Hardees	3,825	1.25%	07/26/74	11/05/25		\$8.62	\$2,748.58	\$32,982.92	Gross Lease			
OP3	People's Bank - ATM	84	0.03%	02/01/04	01/31/24		\$214.29	\$1,500.00	\$18,000.00	Gross Lease			
OP4	Alabama Career Center	8,000	2.62%	05/01/15	04/30/25		\$12.86	\$8,575.35	\$102,904.20	Gross Lease			
OP Strip 1	Moe's Southwest Grill	2,450	0.80%	01/08/16	06/30/26		\$30.00	\$6,125.00	\$73,500.00	CAM - Fixed (\$2.99/SF, increasing by 3.00% every 7/1)	5 Yr.	07/01/26	\$32.00
											5 Yr.	07/01/31	\$34.00
										INS - PRS			
										TAX - PRS			
OP Strip 2	Sports Clips	1,225	0.40%	03/10/17	02/28/23		\$28.00	\$2,858.33	\$34,300.00	CAM - Fixed (\$3.38/SF, increasing by 3.00% every 3/1)	5 Yr.	03/01/23	\$29.00
											5 Yr.	03/01/28	\$30.00
										INS - PRS			
										TAX - PRS			

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OP Strip 3	Panera Bread	4,000	1.31%	07/20/16	07/31/26		\$27.50	\$9,166.67	\$110,000.00	CAM - Fixed (\$3.58/SF, increasing by 3.00% every 8/1)	5 Yr.	08/01/26	\$30.00
											5 Yr.	08/01/31	\$32.50
											5 Yr.	08/01/36	\$35.00
										INS - PRS			
										TAX - PRS			



304,935± SF
OFFERING GLA

286,716± SF
OCCUPIED

18,219± SF
AVAILABLE

94%
OCCUPANCY

6%
VACANCY

\$2,858,791
SCHEDULED BASE RENT

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CULLMAN SHOPPING CENTER | CULLMAN, AL

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