



OFFERING MEMORANDUM

531 ST. CLAIR STREET SE, RUSSELLVILLE, AL 35653



Absolute NNN

2% Annual Increases

8+ Years Remaining

PERANICH
NET LEASE GROUP HUFFMAN

LISTED BY

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INVESTMENT OVERVIEW

Singing River Dentistry | Russellville, AL



OVERVIEW

Peranich Huffman Net Lease Group is pleased to offer a single-tenant Singing River Dentistry office at 531 St. Clair Street SE in Russellville, Alabama, offered at \$838,000, a 7.25% cap rate on \$60,789 of annual base rent (effective November 17, 2026).

LEASE TERM

The tenant pays \$60,789 in annual base rent (\$5,065.78 per month) under an absolute NNN lease running through November 30, 2034, with more than eight years of firm term remaining. Rent increases 2% every year, reaching \$69,828 in the final full lease year of the primary term. Five 5-year renewal options carry the same 2% annual increases, giving the tenant the right to extend through November 2059.

NET LEASE STRUCTURE

Tenant maintains, repairs and replaces the roof, foundation, structure, parking lot, HVAC and all building systems, and pays real estate taxes, insurance and utilities directly. The landlord has no repair or maintenance obligations.

ESTABLISHED REGIONAL PRACTICE

Singing River Dentistry is a ten-office practice with 18 doctors across the Shoals and north Alabama (October 2026). The practice sold this building in a 2022 sale-leaseback and signed a new 12-year lease to stay, with five 5-year options to follow.

PROPERTY OVERVIEW

Singing River Dentistry | Russellville, AL

PERANICH HUFFMAN
NET LEASE GROUP



531 St. Clair Street SE
RUSSELLVILLE, AL 35653

Single-Tenant Dental
Property Type

2,340 SF
Building Area

0.24 Acres
Land Area

1990
Year Built

J.T. Gardiner Family Dentistry, PC
Tenant Entity

November 30, 2034
Lease Expiration

5 x 5-Yr
Renewal Options

Fee Simple
Ownership

\$60,789
Annual Base Rent

Absolute NNN
Lease Type

2% Annually
Rent Increases

B-2
Zoning

FINANCIALS & PRICING

Singing River Dentistry | Russellville, AL

PERANICH HUFFMAN
NET LEASE GROUP

PURCHASE PRICE
\$838,000

CAP RATE
7.25%

NET OPERATING INCOME
\$60,789 (Nov 2026)



\$358.12
PRICE PER SF

2,340 SF
BUILDING SIZE

0.24 ACRES
LAND AREA

8.0 YEARS
TERM REMAINING

RENT ROLL & CASH FLOW SCHEDULE

Singing River Dentistry | Russellville, AL

RENT ROLL

Tenant	SF	Annual Rent	Monthly Rent	Rent PSF	Lease Expiration	Term Remaining	Options
Singing River Dentistry	2,340	\$60,789	\$5,066	\$25.98	11/30/2034	8.0 Years	5 x 5-Yr

CASH FLOW SCHEDULE

Year	Annual Rent	Monthly Rent	Rent PSF	Yield on Price
2026 (Nov 2026)	\$60,789	\$5,066	\$25.98	7.25%
2027	\$62,005	\$5,167	\$26.50	7.40%
2028	\$63,245	\$5,270	\$27.03	7.55%
2029	\$64,510	\$5,376	\$27.57	7.70%
2030	\$65,800	\$5,483	\$28.12	7.85%
2031	\$67,116	\$5,593	\$28.68	8.01%
2032	\$68,459	\$5,705	\$29.26	8.17%
2033	\$69,828	\$5,819	\$29.84	8.33%

INVESTMENT HIGHLIGHTS

Singing River Dentistry | Russellville, AL



Absolute NNN | Zero LL Responsibilities - Tenant handles the roof, foundation, structure, parking lot, HVAC and all building systems and pays taxes, insurance and utilities directly.



2% Annual Rent Increases - Rent steps up 2% every lease year through the primary term and continues at 2% per year through all five renewal options.



8+ Years Remaining | 5 x 5-Yr Options - Firm term runs through November 30, 2034, with five 5-year options that could extend the lease through 2059.



Multi-Office Regional Practice - Singing River operates ten offices across the Shoals and north Alabama with 18 doctors, including three Treehouse Children's Dentistry locations (October 2026).



2022 Sale-Leaseback - The Gardiner family owned the building from 2018 until 2022, when the practice sold it and signed a new 12-year lease to stay.



Off US-43 Retail Corridor - Behind Franklin Shopping Center (Price Less IGA) near Walmart Supercenter, Wendy's, Bojangles, Waffle House and AutoZone on Russellville's main commercial corridor.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
Total Population	1,413	10,679	14,585
HOUSEHOLDS			
Total Households	582	3,499	4,932
INCOME			
Average Household Income	\$39,341	\$67,333	\$71,408

Source: U.S. Census Bureau, American Community Survey 2020-2024 5-Year Estimates

LOCATION OVERVIEW

Singing River Dentistry | Russellville, AL

US-43 CORRIDOR

TSC TRACTOR
SUPPLY CO



Bojangles

WAFFLE
HOUSE



verizon

18,400 VPD
US-43 | ALDOT

Walmart

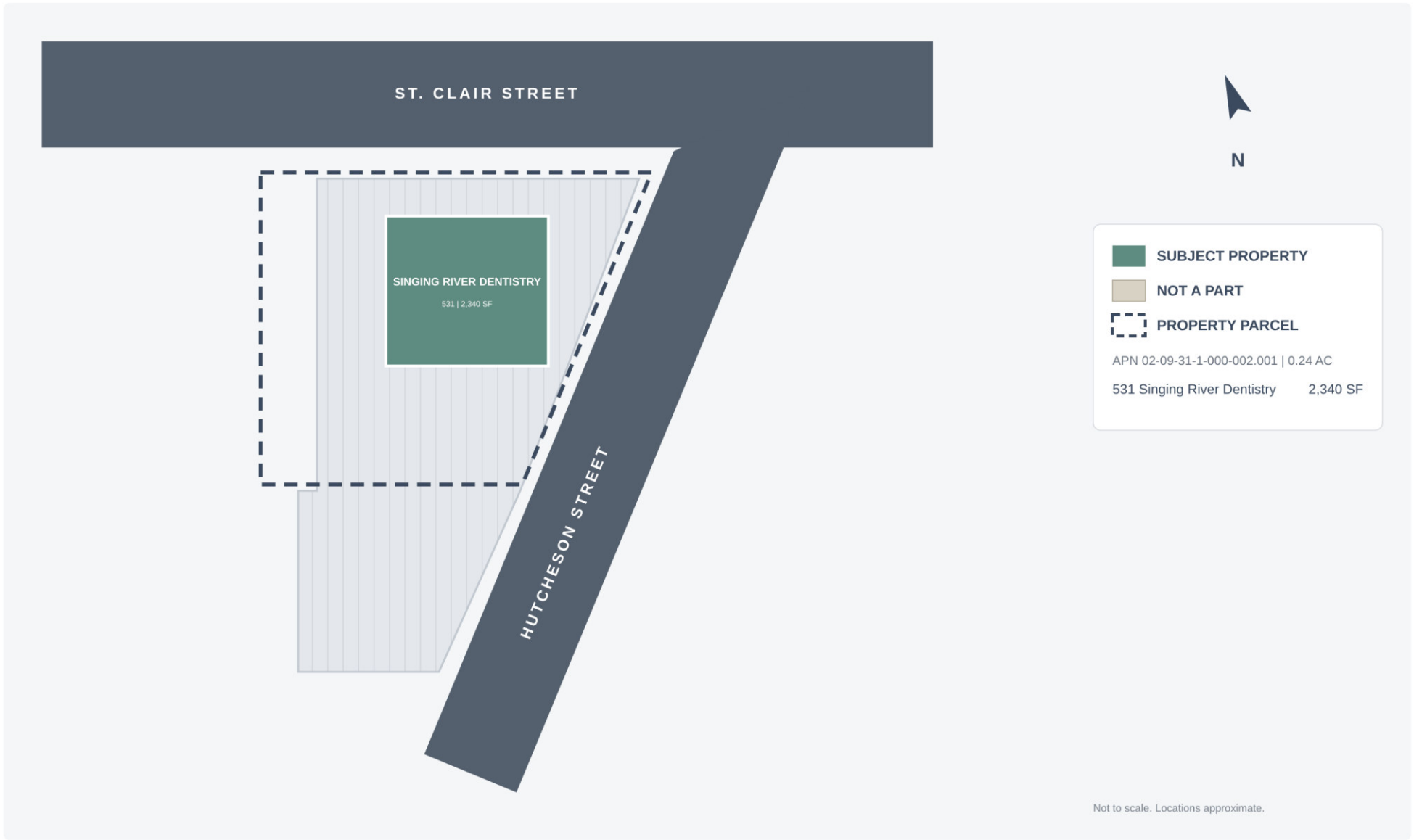
SUBJECT PROPERTY



ST. CLAIR STREET SE

SITE PLAN

Singing River Dentistry | Russellville, AL



NET LEASE STRUCTURE & RENT SCHEDULE

Singing River Dentistry | Russellville, AL

Expense Category	Responsibility
Structure	Tenant
Roof Replacement	Tenant
Roof Repair	Tenant
Parking & Landscaping	Tenant
HVAC Repair / Replace	Tenant
Property Taxes	Tenant
Insurance	Tenant

Lease Summary	
Tenant	James T. Gardiner Family Dentistry, PC
Lease Type	Absolute NNN
Rent Commencement	11/17/2022
Lease Expiration	11/30/2034
Term Remaining	8.0 Years
Renewal Options	Five (5) 5-Year Options
Rent Increases	2% Annually

Rent Schedule	Annual Rent	Rent PSF	Increase
Current Term 11/2026 - 11/2027	\$60,789	\$25.98	-
Lease Year 6 11/2027 - 11/2028	\$62,005	\$26.50	2%
Lease Year 7 11/2028 - 11/2029	\$63,245	\$27.03	2%
Lease Year 8 11/2029 - 11/2030	\$64,510	\$27.57	2%
Lease Year 9 11/2030 - 11/2031	\$65,800	\$28.12	2%
Lease Year 10 11/2031 - 11/2032	\$67,116	\$28.68	2%
Lease Year 11 11/2032 - 11/2033	\$68,459	\$29.26	2%
Lease Year 12 11/2033 - 11/2034	\$69,828	\$29.84	2%
Final Period 11/2034 - 11/2034	\$71,224	\$30.44	2%
Option 1 (5 Yrs) 12/2034 - 11/2039	\$71,224	\$30.44	2% Annually
Option 2 (5 Yrs) 12/2039 - 11/2044	\$78,638	\$33.61	2% Annually
Option 3 (5 Yrs) 12/2044 - 11/2049	\$86,822	\$37.10	2% Annually
Option 4 (5 Yrs) 12/2049 - 11/2054	\$95,859	\$40.97	2% Annually
Option 5 (5 Yrs) 12/2054 - 11/2059	\$105,836	\$45.23	2% Annually

TENANT OVERVIEW

Singing River Dentistry

SINGING RIVER DENTISTRY

Singing River Dentistry is a multi-office general, cosmetic and restorative dental practice serving the Shoals and north Alabama. The practice's website lists seven Singing River Dentistry offices in Tuscumbia, Florence (two), Muscle Shoals, Russellville, Madison and Athens, plus three Treehouse Children's Dentistry offices in Killen, Tuscumbia and Madison, with 18 doctors on staff (October 2026).

LONG-TERM COMMITMENT TO RUSSELLVILLE

The lease is signed by James T. Gardiner Family Dentistry, PC, the professional corporation behind Singing River Dentistry, led by Dr. James T. Gardiner. The Gardiner family owned this building from 2018 until the November 2022 sale-leaseback, when the practice signed a new 12-year absolute NNN lease to stay at the location.

Dr. Gardiner, a 1992 graduate of the UAB School of Dentistry, opened his private practice in downtown Tuscumbia right out of dental school. More than 30 years later, the practice operates ten offices across the Shoals and north Alabama, with its home office still in Tuscumbia.



OFFICES (OCT 2026)
10

DOCTORS
18

MARKET
Shoals & N.
Alabama

SALE-LEASEBACK
2022

LEASE TYPE
Absolute NNN

RENT INCREASES
2% Annually

MARKET OVERVIEW

Singing River Dentistry | Russellville, AL

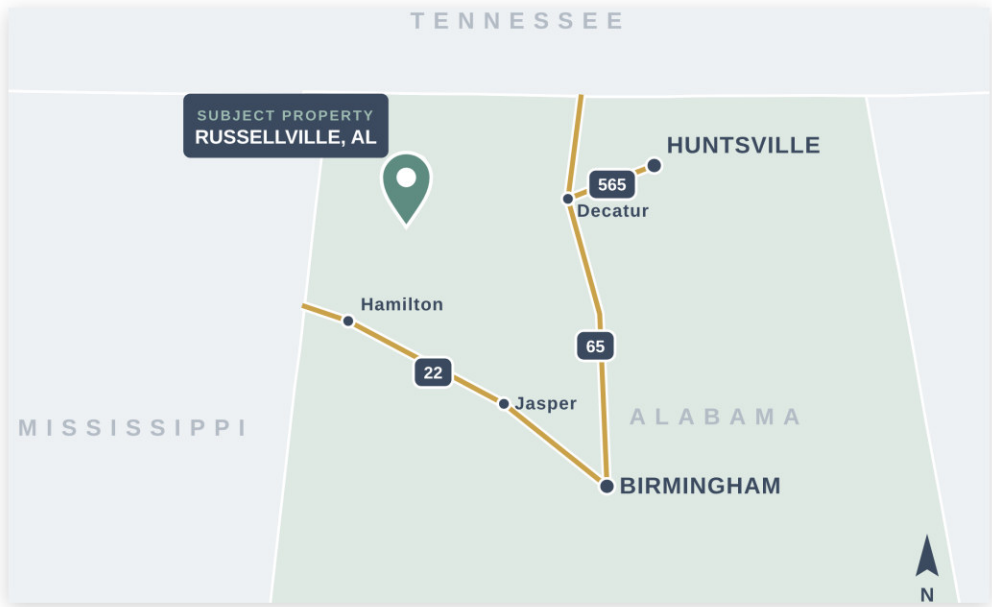


Photo: Brian Stansberry, Wikimedia Commons, CC BY 4.0

RUSSELLVILLE, ALABAMA

Russellville is the county seat of Franklin County in northwest Alabama, about 18 miles south of Muscle Shoals on US-43. The city has about 10,800 residents and Franklin County about 32,000 (ACS 2020-2024).

Franklin County's economy is built on manufacturing and food processing. Tiffin Motorhomes and Pilgrim's each employ more than 1,200 people, followed by Sunshine Mills, IHP, Southern Energy Homes and Southern Homes (NAIDA, 2022).

US-43 connects Russellville north to the Florence-Muscle Shoals metro (about 156,000 residents) and south to Hamilton and I-22, while AL-24 runs east to Decatur and I-65.

County Seat

Russellville is the county seat and retail center of Franklin County.

Manufacturing Base

More than 60 manufacturing operations located in Franklin County (NAIDA).

Regional Reach

427,825 residents within about 45 miles of Russellville (NAIDA, 2024).

Major Employers

Tiffin Motorhomes (1,216) and Pilgrim's (1,200) per NAIDA, 2022.

Shoals Access

About 18 miles to Muscle Shoals via US-43.

Connectivity

US-43, AL-24 and nearby I-22 link to Birmingham, Huntsville and Memphis.

Offers should be submitted electronically to:

HARRISON WARR

Email: harrison@phnlg.com

AL License #: 000105358-1

and include the following information:

- Purchase Price
- Closing Period
- Sources of Debt & Equity
- Earnest Money
- Other Terms

ABOUT US

Peranich Huffman Net Lease Group is a privately held real estate brokerage firm specializing in single-tenant net leased investment sales throughout the nation. The

firm's retail division facilitates the purchase and sale of commercial real estate tenanted by national and regional retail operators, in addition to the firm's medical net lease practice.

PERANICH
NET LEASE GROUP HUFFMAN



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SINGING RIVER DENTISTRY

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