



[Click Here for Drone Video](#)

Circle K

\$2,500,000 | 6.30% CAP

1205 West Meighan Blvd, Gadsden, AL 35901

- ✓ **4.2 Years Remaining On Fee Simple Absolute NNN Lease** | Early Lease Extension in 2020
- ✓ **Prime Location On West Meighan Boulevard With 36,025 VPD** Adjacent To US Highway 431 And Major Regional Corridors
- ✓ **Surrounded By National Daily-Needs Retailers** Established Retail Corridor With Strong Cross-Traffic Synergy
- ✓ **Benefiting From \$100M+ RISE Plan And 1,100-Acre NEAR Megaproject** Projected 2,400 Jobs And Significant Regional Economic Impact
- ✓ **Corporate-Guaranteed Absolute NNN Lease To Circle K #2** Convenience Store Chain With 17,300+ Global Locations

Circle K is one of the **largest convenience retailers** in the world, operating **17,300+ locations** globally and **approximately 7,000+ stores** across the United States. Backed by Alimentation Couche-Tard, Circle K delivers fuel, foodservice, and essential retail offerings with proven operational scale and **brand recognition**.



INVESTMENT OVERVIEW

CIRCLE K GADSDEN, AL



Subject Property

CONTACT FOR DETAILS

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Kyle Varni

Executive Vice President
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kvarni@securenetlease.com

AL Broker of Record: Wesley Crunkleton

License #: 000072499-0

\$2,500,000

6.30% CAP

NOI

\$157,500.00

Building Area

±2,733 SF

Land Area

±1.05 AC

Year Built

1997

Lease Type

Absolute NNN

Occupancy

100%



4.2 Years Remaining on Absolute NNN Lease with 5% Rental Increases Every 5 Years in both the Primary Term and Renewal Options and (5) 5-Year Options



Prime Positioning with 36,025 VPD The property benefits from direct frontage on West Meighan Boulevard with traffic counts reaching 25,061 vehicles per day, supported by 10,964 VPD along adjacent 12th Street. The site captures local residential traffic and commuter flow with connectivity to US Highway 278 and I-759, reinforcing long-term fuel and convenience demand.



Established National Retail Corridor Anchored by Walmart and Daily-Needs Retailers Surrounding retailers include a Walmart Supercenter, Dollar General, Family Dollar, Napa Auto Parts, McDonald's, Domino's, and ALDI. The dense concentration of national brands and automotive-oriented uses supports consistent cross-shopping activity and repeat daily trips.



Healthcare, Education, and Tourism Demand Drivers Gadsden Regional Medical Center (346 beds; 1,300+ employees; ~5 miles) and Riverview Regional Medical Center (~200 beds; 789 employees; ~3 miles) provide 24-hour workforce and visitor traffic. Gadsden State Community College (5,568 students; 532 employees), George W. Floyd Elementary (400+ students), and Noccoalula Falls Park (200,000+ annual visitors) contribute steady commuter and seasonal traffic.



Corporate-Guaranteed Lease to Circle K, the #2 U.S. Convenience Store Chain Circle K operates 17,300+ locations globally, including approximately 7,000+ stores in the United States, and is backed by Alimentation Couche-Tard (TSX: ATD) with ~\$101B CAD in trailing revenue. The brand's global scale, fuel leadership, and operational efficiency provide long-term lease security and renewal probability.



Gadsden MSA Experiencing Major Public and Private Investment The Gadsden MSA serves approximately 103,000 residents and is benefiting from the \$100M+ RISE Plan projected to generate 2,400 jobs and \$190M in economic impact. Additional momentum includes the 1,100-acre NEAR Megasite targeting 1,000+ jobs and ongoing infrastructure investments that strengthen long-term traffic growth and retail stability.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

Walmart Supercenter
 T.J-maxx
 OLD NAVY
 petco
 GameStop
 Wendy's
 Arby's
 POPEYES
 RACK ROOM SHOES
 SALLY.
 Great Clips
 Krystal
 Jersey Mike's
 SONIC

GADSDEN REGIONAL MEDICAL CENTER (346 BEDS)

ALDI
 verizon
 WAFFLE HOUSE

FARMERS HOME FURNITURE
 DOLLAR GENERAL

HARBOR FREIGHT
 Aaron's
 DOLLAR TREE

RIVERVIEW REGIONAL MEDICAL CENTER (281-BEDS)

Waffle House
 Hampton
 Arby's
 McDonald's

FOOD CITY
 AMERICAN EAGLE
 SHOE DEPT. ENCORE
 BAM! BOOKS-A-MELON
 HIBBETT
 LONGHORN STEAKHOUSE

EARLY HEAD START

GOODYEAR
 AutoZone

MARATHON

CITYWIDE AUTO RENTALS
 TITLEBUCKS

Domino's Pizza

Twin City

WELLS FARGO

Emblem

Grill Johnson's Food

CLARK HALL ATTORNEY AT LAW

CHRYSLER
 Jeep
 DODGE
 RAM

TITLEMAX

1

74

McDonald's

DOLLAR GENERAL

THE \$ STATION

MARVIN'S

BARGAIN BINS

CIRCLE K

278

431

LoanMax TITLE LOANS

NAPA

NORTH 12TH STREET (10,964 VPD)

MEIGHAN BOULEVARD (25,061 VPD)

211





WAY OF THE CROSS

GADSDEN MACHINE ROLL CO., INC. GADSDEN, AL

CVS pharmacy Little Caesars

EMMA SANSOM MIDDLE SCHOOL (338 STUDENTS)

AutoZone

ROSES ROYAL FURNITURE DOLLAR GENERAL DOLLAR TREE metro by T-Mobile BUDDY'S LIVE FURNITURE Family AUTO PARTS

SPAN OF ETOWAH COUNTY Special Programming for Achievement Network

MOUNTAIN MOTORSPORTS

GADSDEN LIGHTING

GEORGE W. FLOYD ELEMENTARY (350 STUDENTS)

1

74

278

FAMILY DOLLAR

TEXACO

211

CIRCLE K

431

NAPA

LoanMax TITLE LOANS

MEIGHAN BOULEVARD (25,061 VPD)

NORTH 12TH STREET (10,964 VPD)

GATEWAY PLAZA

TENANT OVERVIEW

CIRCLE K GADSDEN, AL

Circle K

Lessee: Circle K Stores Inc.

Guarantor: Circle K Stores Inc.

STOCK TICKER

TSX: ATD

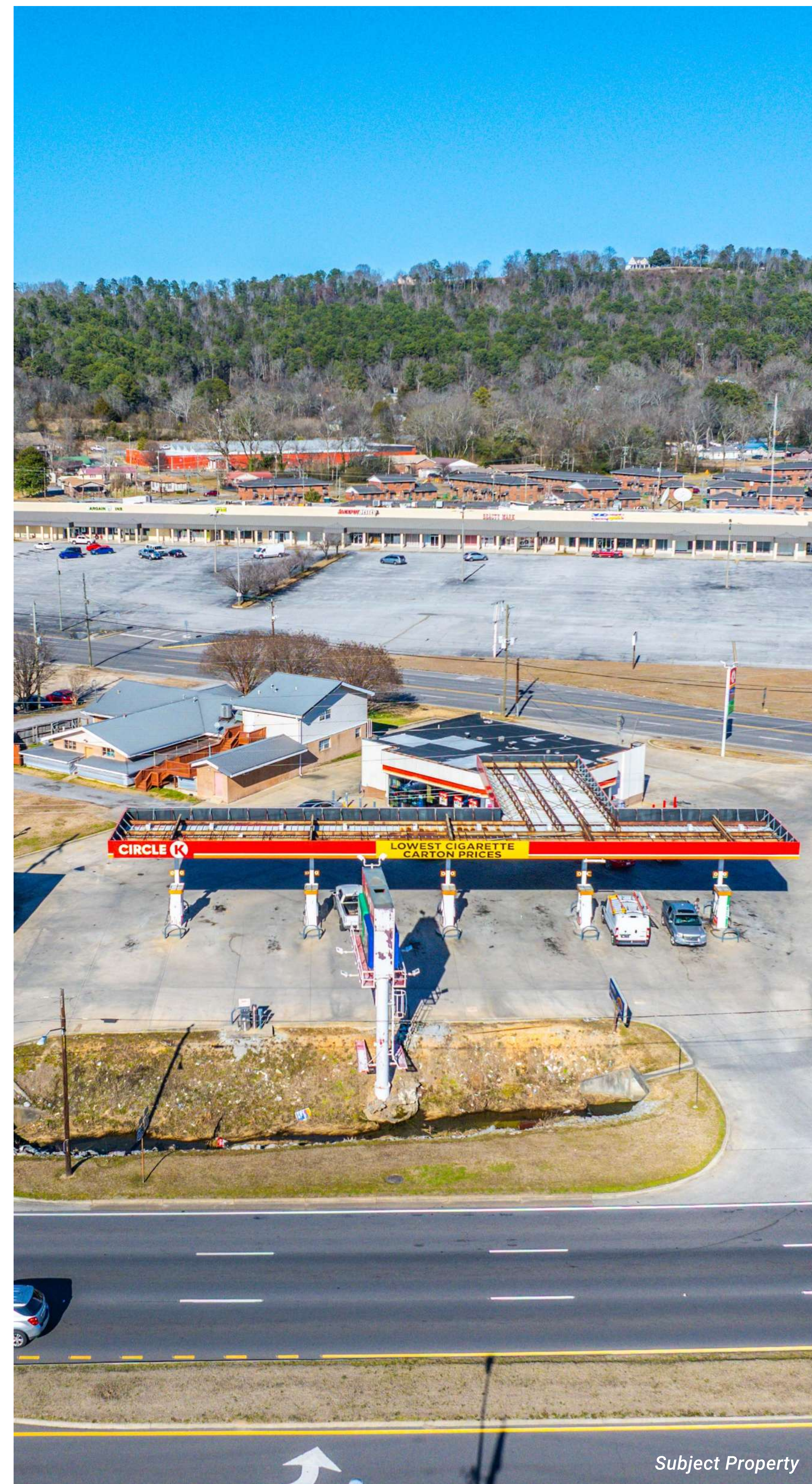


circlek.com

Circle K is a global convenience and fuel retailer serving millions of customers daily across North America, Europe, and Asia. The company focuses on high-frequency, daily-needs retail — offering fuel, fresh food, beverages, grocery staples, and on-the-go essentials designed for commuters, working professionals, and neighborhood consumers. Its model centers on speed, accessibility, and value, with most locations operating extended or 24-hour schedules.

The brand operates approximately **17,300+ stores** worldwide, including roughly **7,000+ locations** in the United States, making it the **#2 convenience store chain** domestically. Circle K is backed by Alimentation Couche-Tard (TSX: ATD), a publicly traded global leader generating approximately \$101.33B CAD in trailing revenue. The parent company has built its platform through disciplined acquisitions, operational efficiency, and a scalable fuel distribution network spanning **13,200+ fuel-enabled sites globally**.

What differentiates Circle K is its integration of **fuel leadership**, foodservice expansion, and digital loyalty. The company continues investing in its Fresh Food Fast platform, mobile app integration, loyalty rewards programs, and site **modernization initiatives**. With approximately **46,000 employees** and a strong corporate credit profile, Circle K maintains the financial scale and operational infrastructure required to compete in the highly fragmented **\$700B+ convenience retail** industry. For investors, Circle K represents a globally diversified operator with institutional-grade backing, established renewal history, and durable demand driven by fuel consumption, commuter behavior, and everyday consumer spending patterns.



IN THE NEWS

CIRCLE K GADSDEN, AL

Alimentation Couche-tard Presents Its 2026 Business Strategy

FEBRUARY 11, 2026 (YAHOO! FINANCE)

Alimentation Couche-Tard Inc. ("Couche-Tard" or the "Corporation") (TSX: ATD) will present today its 2026 Business Strategy Update in Toronto.

The Corporation will introduce its **Core + More** strategy: Amplify the Core and Invest in More. The strategy **focuses on strengthening** core platforms while pursuing targeted investment opportunities to drive **long-term profitable growth**.

FY26 strategy targets revenue growth and \$2.5B+ in free cash flow generation.

"We are pleased to share the next stage of our growth journey. **Core + More** is a focused strategy that builds on our leadership in core categories while investing in the areas that will position **Couche-Tard** to win the customer for years to come" said Alex Miller, President and Chief Executive Officer of Alimentation **Couche-Tard**. "By enabling it all with the **capabilities, technology**, data and supply chain that support our stores, we can amplify what we do best for customers today and unlock **new growth** for tomorrow. This strategy is about turning the full power of our scale, network, and people into **greater value for our shareholders**, and I'm incredibly proud of the talent and commitment of our team as we begin this next chapter."

Filipe Da Silva, Chief Financial Officer, added: "We believe we have the right recipe to **support profitable growth**, with targets that are calibrated, measurable, and well understood across the organization. Our focus remains on consistent operational execution and **long-term value** creation. Together, **Core + More** provides a path to support earnings growth and disciplined **capital deployment**".

EXPLORE ARTICLE



Couche-Tard Targets Earnings, Revenue Growth With Strategy Push

ROBB M. STEWART, FEBRUARY 11, 2026 (MORNING STAR)

Alimentation Couche-Tard plans to focus on strengthening its core platforms, which includes chasing targeted investment opportunities, in an effort to drive longer-term growth.

The Canadian **convenience-store** giant, which last year failed to clinch an attempted **\$47 billion** acquisition of 7-Eleven parent Seven & i, on Wednesday unveiled a strategy dubbed **Core + More** that aims to position **Couche-Tard** to win over customers in the years to come.

The push is projected to drive **year-over-year** adjusted earnings-per-share growth of **10% or more** from fiscal **2026 through 2030** and comparable same-store merchandise revenue expansion of between **2% and 3%**, the company said. It said it expects total merchandise and service revenue over the period to grow **4% to 5%** a year, while adjusted earnings before interest, taxes and depreciation and amortization is anticipated to rise **6% to 8%**.

Highlights continued expansion and earnings growth initiatives.

For fiscal 2026, the company said it expects free cash flow of more than **\$2.5 billion**.

"This strategy is about turning the full power of our scale, network and people into greater value for our shareholders," President and Chief Executive Alex Miller said.

Couche-Tard operates in **29 countries** and territories, with more than **17,300 stores**, of which about **13,200 sell** gasoline and transportation fuel.

"We believe we have the right recipe to support **profitable growth**, with targets that are **calibrated, measurable**, and well understood across the organization," said Chief Financial Officer Filipe Da Silva.

EXPLORE ARTICLE



LEASE OVERVIEW

CIRCLE K GADSDEN, AL

Initial Lease Term	10-Years, Plus (5), 5-Year Options to Renew
Projected Rent Commencement	May 2020
Projected Rent Expiration	May 2030
Lease Type	Absolute NNN
Rent Increases	5% Every 5 Years, In Primary Term & Options
Annual Rent Years 5-10	\$157,500.00
Option 1	\$165,375.00
Option 2	\$173,643.72
Option 3	\$182,325.96
Option 4	\$191,442.24
Option 5	\$201,014.00

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



BONUS DEPRECIATION

CIRCLE K GADSDEN, AL

100% Bonus Depreciation for Qualifying Convenience Stores

What It Is

Full expensing of eligible property in the year it's placed in service—no depreciation over time. Permanently reinstated at 100% for qualifying assets under the One Big Beautiful Bill Act (OBBBA).

Investor Benefits

- **Tax Benefit:** Investors can deduct 100% of qualified property costs in the year placed into service. There is no expiration or phase-out.
- **Strategic Flexibility:** With bonus depreciation no longer time-sensitive, acquisition decisions can focus on fundamentals and timing that align with investor goals.
- **Convenience stores stand out for their bonus depreciation advantages:** Circle K is one of the most viable net lease option currently eligible for bonus depreciation, as other corporate c-store brands typically sign ground leases that don't qualify.



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GEORGE W. FLOYD
ELEMENTARY
(350 STUDENTS)

EMMA SANSOM
MIDDLE
SCHOOL
(338 STUDENTS)

GADSDEN
MACHINE
ROLL CO., INC.
GADSDEN, AL

SIP, Inc.

HANNA HELIPAD

DOLLAR GENERAL

NORTH 12TH STREET
±10,964 VPD

431
278

FAMILY DOLLAR

74
1

CIRCLE K
SUBJECT PROPERTY
1205 WEST MEIGHAN BLVD.

DOLLAR GENERAL
McDonald's

MARVIN'S

Domino's Pizza

CHRYSLER
Jeep
DODGE
RAM

CC RYDER

MEIGHAN BOULEVARD
±25,061 VPD

USPS.COM

WELLS FARGO

STRIPLIN
ELEMENTARY
SCHOOL
(407 STUDENTS)

GADSDEN
MIDDLE SCHOOL
(467 STUDENTS)

RIVERVIEW
REGIONAL
MEDICAL CENTER
(281-BEDS)

SUBWAY

AT&T
tropical CAFE
Olive Garden
CAPTAIN D

LONGHORN
STEAKHOUSE

GADSDEN STATE
TECHNICAL
INSTITUTE

NORTH ALBERT RAINS BOULEVARD
±29,380 VPD

FRANK'S
ROOFING

MARATHON

AutoZone

GOODYEAR

ExxonMobil

Firestone
COMPLETE AUTO CARE

SHELL

RBC

25
ALDI

verizon
WAFFLE
HOUSE

MATTRESS FIRM

RENO BARBERS

home
FURNITURE
DOLLAR GENERAL

Ford

HARBOR FREIGHT
Aaron's
Easy, Beautiful, Affordable.
DOLLAR TREE

CAFO
H&R
BLOCK

291

GEORGE WALLACE DRIVE
±26,254 VPD

CHEVROLET

DQ

411

pepper's

SHELL

Office DEPOT
OfficeMax

Arbys
McDonald's

Academy
SPORTS+OUTDOORS

WAFFLE
HOUSE

LOWE'S

Walmart
Supercenter
TJ-maxx
OLD NAVY
petco
GameStop
Wendy's
Arbys
SONIC

RACK
ROOM
SHOES

POPEYES

BURGER
KING

SALLY.
Great Clips
Krystal.

Jersey
Mikes
SUBS

SEVEN BROW
THRU COFFEE

SONIC

SITE OVERVIEW

CIRCLE K GADSDEN, AL

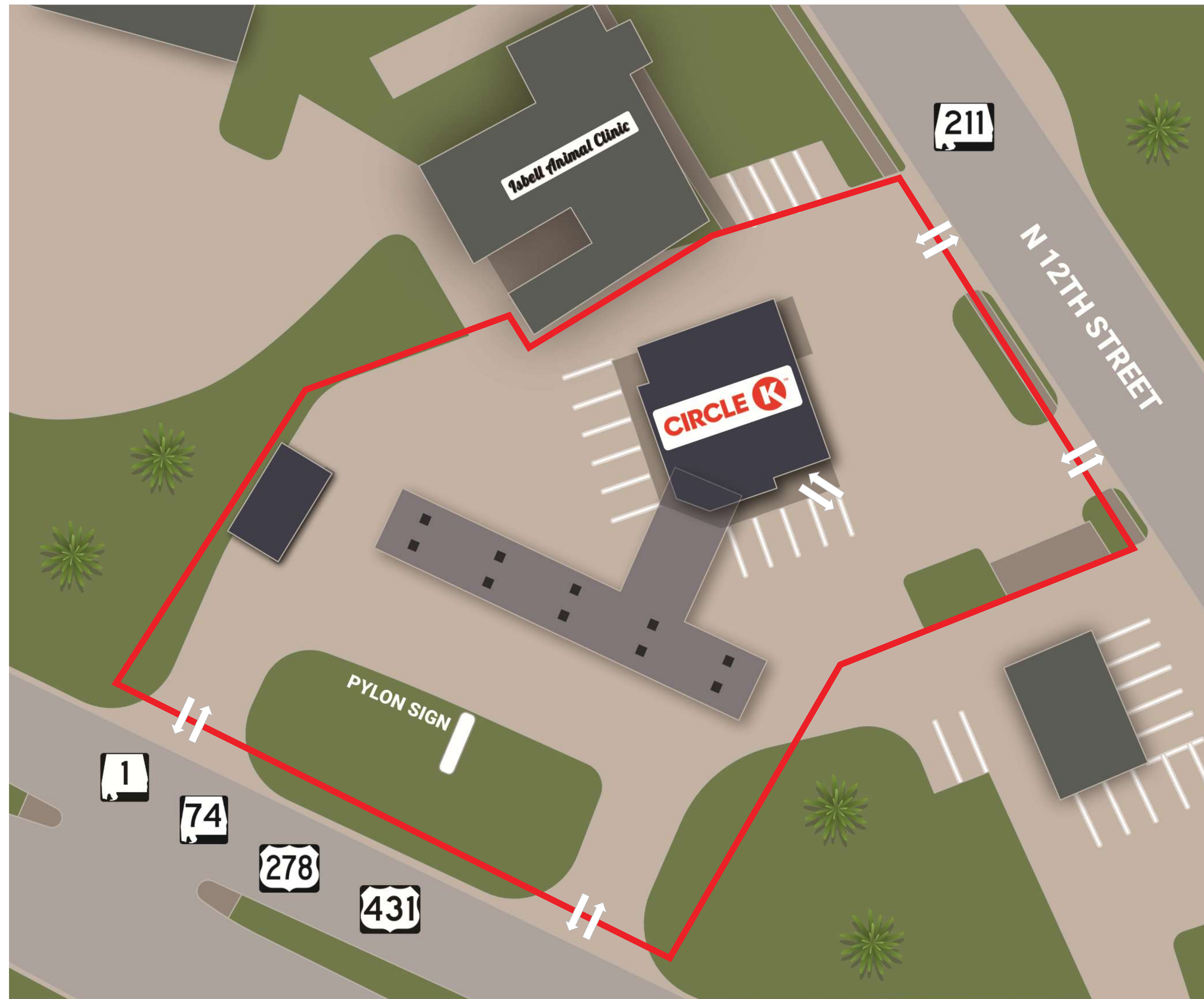
Year Built | 1997

Building Area | ±2,733 SF

Land Area | ±1.05 AC

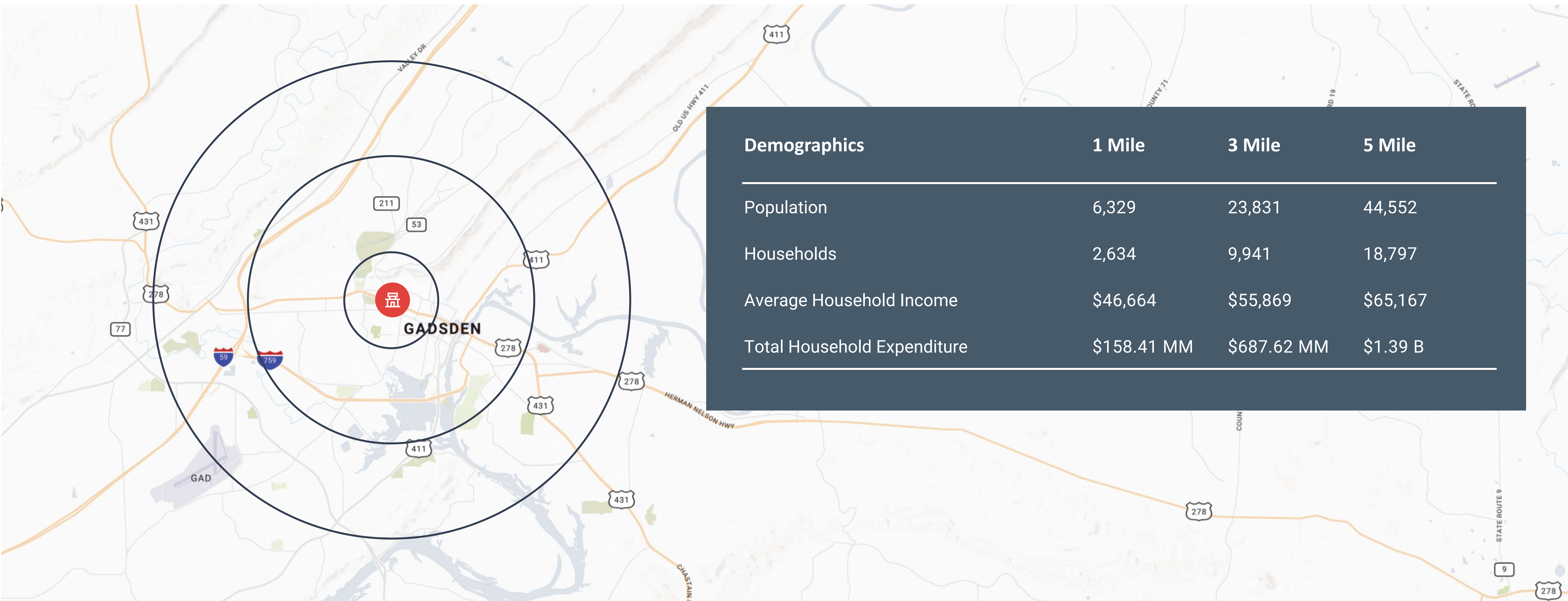
NEIGHBORING RETAILERS

- Walmart Supercenter
- McDonald's
- ALDI
- Family Dollar
- AutoZone
- Academy Sports+Outdoors
- T.J. Maxx
- Walgreen's
- Hobby Lobby
- Popeyes



LOCATION OVERVIEW

CIRCLE K GADSDEN, AL



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Walmart Associates Inc. (40,000–49,999 Employees)
2. Army (20,000–29,999 Employees)
3. Publix Alabama LLC (10,000–19,999 Employees)
4. Amazon.com Services Inc. (10,000–19,999 Employees)
5. The University of Alabama at Birmingham (5,000–9,999 Employees)
6. U.S. Postal Service (5,000–9,999 Employees)
7. Huntsville Hospital (10,000–19,999 Employees)
8. UAB Hospital Management LLC (5,000–9,999 Employees)
9. Mobile Education Board (5,000–9,999 Employees)
10. DolgenCorp LLC (5,000–9,999 Employees)

LOCATION OVERVIEW

CIRCLE K GADSDEN, AL

Gadsden

Alabama

 **103,000 (MSA)**
Population

 **\$53,000**
Median Household Income



Gadsden Regional
Medical Center

346 Beds

Noccalula Falls Park

200,000+ Annual Visitors

Gadsden serves as the county seat of Etowah County and functions as a commercial and healthcare hub for northeast Alabama.

The city's economy is anchored by major healthcare institutions including Gadsden Regional Medical Center (346 beds) and Riverview Regional Medical Center, along with Gadsden State Community College enrolling 5,568 students.

Gadsden is positioned for long-term economic expansion through healthcare stability, tourism demand, and \$100M+ in recent public infrastructure investment.

Retail corridors along West Meighan Boulevard and US Highway 431 support daily-needs commerce and regional consumer traffic.

The city continues to invest in long-term infrastructure and quality-of-life initiatives, highlighted by the \$100M+ RISE Plan funding a new athletic complex projected to generate approximately 2,400 jobs and \$190M in economic impact. Tourism remains a consistent contributor to the local economy, with Noccalula Falls Park attracting 200,000+ annual visitors and reinforcing Gadsden's reputation as a regional destination city.

IN THE NEWS

CIRCLE K GADSDEN, AL

Gadsden Unveils \$100 Million RISE Bond To Drive Riverfront Redevelopment

ALLISON BARNETTE, AUGUST 6, 2025 (GOVMARKET NEWS)

The city of Gadsden, Alabama, is unveiling the next step to the city's plan to reinvigorate spaces, rejuvenate city-owned property and advance local development projects — an estimated \$100 million bond.

The initiative—Reimagine, Invest, Strategic planning and Economic development (RISE)—is expected to generate \$190 million in economic impact and 2,400 new jobs, according to city officials.

EXPLORE ARTICLE



New Coosa Harbor Development Takes Step Toward Groundbreaking

CALEB TURRENTINE, JANUARY 6, 2025 (THE BAMABUZZ)

An empty lot between Highway 411 and the Coosa River in Gadsden will soon be the home of a new development for retail, lodging and much more.[ppl-ai-file-upload.s3.amazonaws]

The Gadsden City Council authorized official site preparation work for Coosa Harbor, positioning a long-vacant, city-owned waterfront site for redevelopment. The plan is expected to cost at least \$20 million and includes condos and additional retail/restaurant components, with the agreement outlining development aligned to the presented plan and a multi-year completion timeline.[ppl-ai-file-upload.s3.amazonaws]

EXPLORE ARTICLE



Food City Set To Open January 24

KAITLIN HOSKINS, DECEMBER 15, 2023 (GADSDEN MESSENGER)

Would-be shoppers of Gadsden's Food City can now start writing their grocery lists, as the location now has an opening date of January 24, 2024.

The 53,700-square-foot store is opening in the former Sears space at Gadsden Mall with a full-service grocery format and amenities including a pharmacy, café, sushi bar, and a fuel station. Store leadership indicated the operation expects to employ roughly 175–200 people once fully staffed, supporting new retail jobs and daily-need traffic generation at the mall.

EXPLORE ARTICLE



It's A Win-Win: Locals Excited For Gadsden Eastern Connector Project

VALERIE BELL, MAY 6, 2022 (ABC 33/40)

In East Alabama, drivers can expect some changes in the next few years.

ALDOT outlined updates to area projects, including work on Highway 411 to open four-lane access to the interstate and the announced Eastern Gadsden Connector linking I-759 to the U.S. 431/U.S. 278 intersection. The connector is described as approximately two miles of divided four-lane highway and is estimated at about \$65 million, with funding tied to the Rebuild Alabama Act and construction expected to begin in 2024.

EXPLORE ARTICLE



Downtown Gadsden Reports A Successful 2024

(MAIN STREET ALABAMA)

Downtown Gadsden, Inc. experienced another great year in 2024, thanks to the support of the City of Gadsden, the Etowah County Commission, and community partners.[ppl-ai-file-upload.s3.amazonaws]

The report states eight downtown properties sold in 2024 with plans for additional businesses and living spaces, injecting more than \$6.2 million into the district through sales and improvements. It also cites 34 occupied loft apartments, with additional units advancing—including 24 lofts underway in the former Sears building and new apartments under construction in the former Gadsden Warehouse—supporting downtown residency and foot-traffic fundamentals.[ppl-ai-file-upload.s3.amazonaws]

EXPLORE ARTICLE



Etowah County, Alabama Population 2026

(WORLDPOPULATIONREVIEW)

Etowah County's 2026 population is estimated at 103,273, reflecting a 0.03% growth rate over the past year.

World Population Review ranks Etowah County as the 14th largest county in Alabama and shows population stability in recent years based on Census Bureau-derived estimates and projections. The profile reports a median household income of \$54,563 and per capita income of \$40,555, providing a baseline view of household purchasing power and resident income levels.

EXPLORE ARTICLE



CORE Expands Into Alabama

JUNE 21, 2023 (CORE EQUITY PARTNERS)

CORE Equity Partners announced its expansion into Alabama with the acquisition of Coosa Town Center in Gadsden.

The center is positioned as a Meighan Boulevard retail-corridor investment anchored by national brands, supporting the narrative of institutional capital targeting established, high-traffic retail locations in the market. The announcement also references favorable acquisition financing terms, reinforcing perceived stability in the underlying retail fundamentals.

EXPLORE ARTICLE



Diversifying The Economy - Gadsden

SEPTEMBER 25, 2019 (GADSDEN IDA / CHAMBER)

The Gadsden–Etowah Industrial Development Authority highlighted efforts to diversify the local economy through new industry recruitment, expansions, and retention activity.

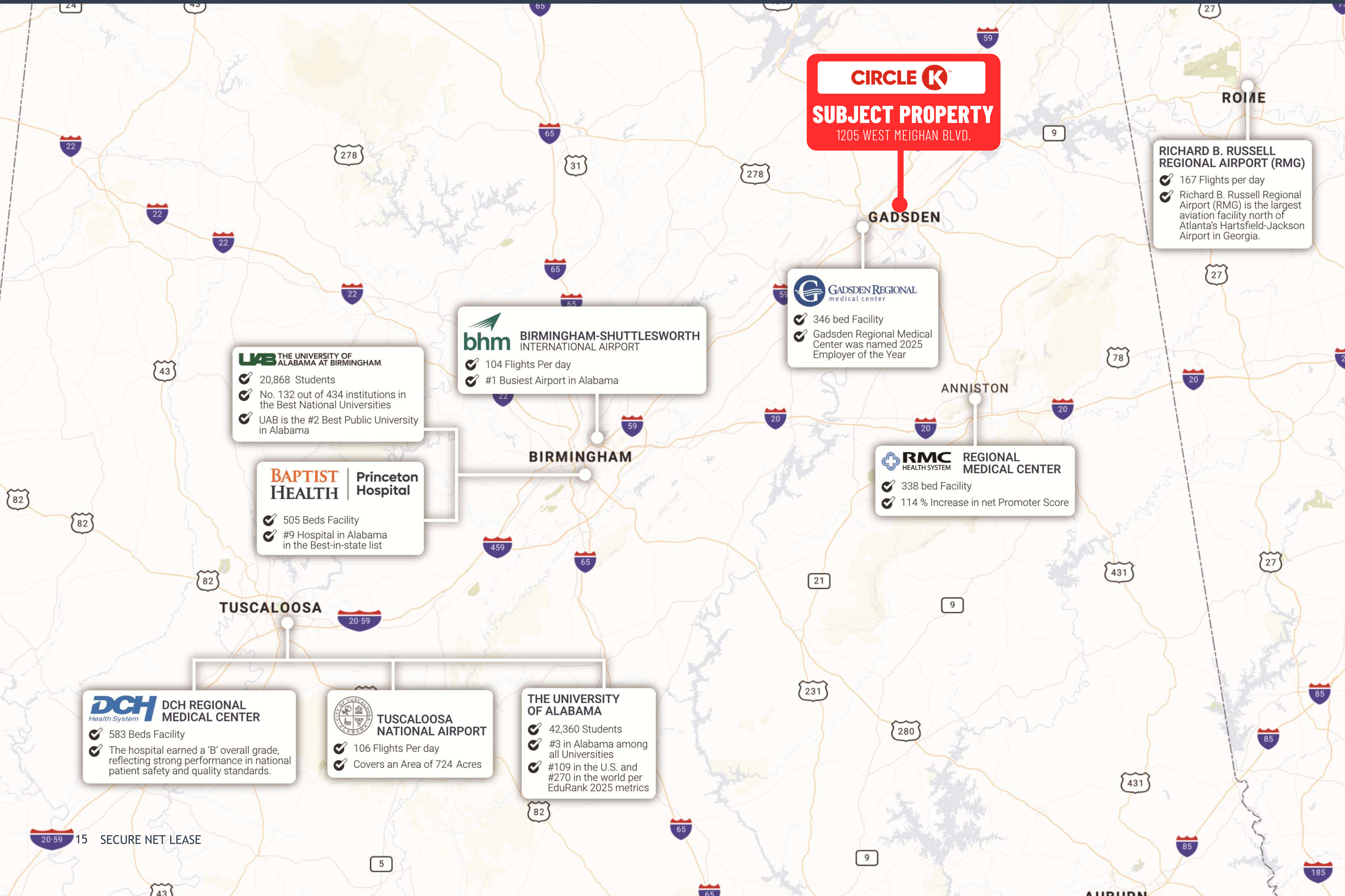
Over a two-year period, the organization reported six new industry announcements, two expansions, and retention of three existing firms, framing a broader employment-base strategy beyond legacy manufacturing. The piece also references mixed-use retail and residential activity as part of a longer-term repositioning toward a more balanced economic profile.

EXPLORE ARTICLE



METRO NAME

CIRCLE K GADSDEN, AL



CALL FOR ADDITIONAL INFORMATION

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Dallas, TX 75231
(214) 522-7200

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Office

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