

Railroad Station Antiques Mall
315 N Jefferson St
Huntsville, AL 35801
www.RailroadStationAntiques.com
RRSAntiques@Gmail.com
256-533-6550

General Rental Information

2018-08-06

Thank you for your interest in joining our store.
Please make an appointment today to see what spaces we
currently have available and discuss lease details.

Railroad Station Antiques Mall is in downtown Huntsville, just off of Interstate 565. We have been in business since 1984 and are one of the best known antique malls in the Huntsville area. We welcome dealers who have true antiques, vintage items of all types, new and vintage interior decorating items, furniture, gifts, crafts, and more. We appreciate variety in our merchandise and seek dealers who want to be actively engaged in both our store and the management of their booth and merchandise. As part of our advertising initiative, we strive to stay active online and on social media. We also maintain print advertisements in various flyers and circulars throughout the Huntsville area.

Store Services Available to Customers

- The store is open 7 days a week: Mon-Sat 10-5, Sun 1-5. Our current average foot traffic is about 175-250 people per week with our busiest days on Thursday through Sunday.
- Customer information may be collected for requested items. This info is made available to dealers to help them learn what kinds of items are in demand and then provide items to customers for purchase.
- To help encourage sales, the store reserves the option to offer a 10% discount on items priced at more than \$50. Dealers may be called with customer price offers on various items.
- Items may be placed on HOLD for up to one week at an agreed upon price to encourage customer purchases. Store employees typically follow up on hold items by phone before the expiration day.
- SOLD items are to be picked up within 1-2 weeks. We offer the option for customers to temporarily leave items in storage with a storage fee charged to the customer.

Term: A new Dealer must commit to an initial three month term on signing a lease, after which the rental continues monthly. After the first three months, a lease can be terminated by the Dealer by providing one calendar month notice, settling all account balances, and removing all property from the premises before the move-out date. Property left on the premises after the move out date will be claimed by the store. A lease may be terminated by the store if the account remains overdue for a continuous period of three months or if other conditions apply. (See lease for further details).

Security Deposit: 60% of full price total rental rate

Deductions from Dealer Sales Income

Commission = 10% of total sales income

Fees = 2.8% for credit card purchases by customers

Account Payments & Dealer Payouts: Dealer pays the first month of rent and the security deposit up front when signing the lease. A security deposit may be used to hold a space for up to two weeks before the rental start date and the payment of the first month of rent. Payment of the first month of rent is due before moving in. Rent and fees are deducted from the sales of the previous month (ex: February rent and fees are deducted from January sales income). Account statements are processed between the 1st and 5th of each month. Statements and payout checks are available in the store until they are mailed to the dealer by the 10th of each month. Any amount owed is due by the 26th of each month.

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Types & Locations of Spaces Available for Rent

- **Booth Spaces** on the first and second floors
- **Display Cases** on the first floor in high traffic areas
- **Wall Spaces** in premium locations on the first floor
- **Shelf Spaces** located near the front of the store on the first floor
- **Storage Space** for individual items (only available to dealers and customers for storages of purchases)
- **Consignment** is available for individual items or item sets valued at \$200 or more. Please see our consignment policies flyer for additional details.

Booth Rental Details

Booth Sizes: The side of most booths that opens on the aisle is 11.5 ft wide. Aisles are a minimum of 4 ft wide. Rental rates vary by floor and booth size. Discounts may be available for multiple booths.

| Booth Type | Dimensions (Depth x Length) | Square Feet | 1 st Floor | 2 nd Floor |
|------------|--------------------------------|----------------|-----------------------|-----------------------|
| Large | 15' x 11.5' | 172.5 sq ft | \$298.43 | \$255.30 |
| Small | 9' x 11.5' | 103.5 sq ft | \$179.06 | \$153.18 |
| Odd Large | 15' x 14' | 210 sq ft | xxx | \$310.80 |
| Odd Medium | 9' x 10' | 90 sq ft | xxx | \$133.20 |
| Odd Small | 9' x 7.5' | 67.5 sq ft | xxx | \$100.00 |

Booth Maintenance Service Fee: 20% of full price booth rental rate

- Dealer can elect to have store employees manage booth maintenance. Such tasks include moving items when large pieces sell, changing light bulbs in lamps, general cleaning, etc.
- Maintenance Fee is optional for local dealers. Fee is not deducted if the dealer tends their booth at least once per month and signs in using the Dealer Log Sheet.
- Maintenance Fee is required for dealers that live more than 100 miles from the store. Fee is not deducted for months when the dealer comes to town to tend their booth and signs the Log Sheet.

Display Case Rental Details

- **Restrictions:** All items must fit inside the rented case. No items may be placed in front of, on top of, or behind cases. This policy is to ensure the visibility of and access to the case contents.
- **Display Case Rates** depend on the size and type of display case. Rates range from \$30 to \$110 per month; most cost about \$50 per month.
- **Display Case Maintenance** is included in the Display Case rental fee, is managed by store employees, and includes maintaining case lights, locks, keys, and external cleaning of cases. To maintain case displays, items may be rearranged by store employees when large pieces sell.

Wall Space Rental Details

Wall Space Rates are currently \$1.60 per square foot of wall, with prices ranging from \$50 to \$145 per month. All items must be attached to the wall and may not project beyond 8 inches from the surface of the wall. Ladders are available for use in the store by dealers or store employees to access items hanging on walls.

Shelf Space Rental Details

Shelf Space can be rented for \$10 per month per shelf. The 60% security deposit is waived for rental of three or fewer shelves but is required for rental of more than three shelves.