



REPRESENTATIVE PHOTO

The Kase Group

KROGER | NET LEASED OFFERING

1505-1509 E BROADWAY ST CAMPBELLSVILLE, KY 42718

OFFERING MEMORANDUM Presented By:

DAVID OLSEN | VICE PRESIDENT OF INVESTMENT SALES
T: 310.339.2467 E: dave@thekasegroup.com BRE#01975883

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INVESTMENT OVERVIEW

The subject property is a 35,000 square foot 100% fee simple interest Kroger (NYSE: KR). It features a pharmacy drive-thru and is situated on nearly 4 acres along one of Campbellsville's main corridors experiencing $\pm 13,000$ vehicles per day. The asset is surrounded by major retailers including: Amazon Fulfillment Center, Best Western, Taco Bell, Marathon Gas, Hardee's and Dollar General. The property is also in proximity to Taylor County Airport and Campbellsville University (5,000 students).



INVESTMENT HIGHLIGHTS

WELL-MAINTAINED, SEASONED LOCATION

$\pm 1.5\%$ RENT TO SALES RATIO

DRIVE-THRU PHARMACY

SITUATED ALONG MAIN RETAIL CORRIDOR

100% FEE SIMPLE INTEREST

PYLON SIGNAGE

MULTIPLE POINTS OF INGRESS/EGRESS

MINIMAL LL RESPONSIBILITIES

OFFERING SPECIFICATIONS

PRICE \$2,950,000

BUILDING SIZE 35,000 SF

PRICE/SF \$98

NOI \$235,599

CAP RATE 8.00%

COUNTY TAYLOR

YEAR BUILT/RENO 1993/2007

FINANCIAL SUMMARY

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SUMMARY

TENANT NAME	KROGER
SQUARE FOOTAGE	35,000
LEASE BEGINS	07/01/1991
LEASE ENDS	04/30/2020
ANNUAL RENT	\$235,599
INCREASES	NONE
OPTIONS	ONE, 2-YEAR AND THREE, 5-YEAR

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$235,599	8.00%
OPTION 1	\$235,599	8.00%
OPTION 2	\$235,599	8.00%
OPTION 3	\$235,599	8.00%
OPTION 4	\$235,599	8.00%

TENANT OVERVIEW

KROGER

The Kroger Co. (NYSE: KR/S&P “BBB”/Moody’s “Baa1”) manufactures and processes food for sale in its supermarkets. The company operates retail food and drug stores, multi-department stores, jewelry stores, and convenience stores. Its combination food and drug stores offer natural food and organic sections, pharmacies, general merchandise, pet centers, fresh seafood, and organic produce; multi-department stores provide general merchandise items, such as apparel, home fashion and furnishings, outdoor living, electronics, automotive products, toys, and fine jewelry; and price impact warehouse stores offer grocery, and health and beauty care items, as well as meat, dairy, baked goods, and fresh produce items. The company operates under the banner brands, such as Kroger, Ralphs, Fred Meyer, King Soopers, etc., as well as Simple Truth and Simple Truth Organic brands.

Kroger is one of the world’s largest food retailers, with fiscal 2016 sales of \$115.3 billion.



3,000+
LOCATIONS



443,000 +
EMPLOYEES



PUBLICLY
TRADED



LOCATION AERIAL



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,425	16,042	19,910
TOTAL NUMBER OF HOUSEHOLDS	1,512	6,386	7,910
AVERAGE HOUSEHOLD INCOME	\$45,715	\$44,935	\$46,433
MEDIAN AGE	41.10	38.90	39.20



AREA OVERVIEW

CAMPBELLSVILLE, KENTUCKY

Campbellsville is a city in central Kentucky founded in 1817 by Andrew Campbell. It is known for Campbellsville University, Taylor Regional Hospital health care system, its historic downtown, and the proximity to Green River Lake State Park. Campbellsville is the county seat of Taylor County, with a geographic boundary shaped like a heart. Campbellsville celebrated its bicentennial on July 4, 2017.



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

TOTAL POPULATION	3,425	16,042	19,910
TOTAL HOUSEHOLDS	1,512	6,386	7,910
PERSONS PER HOUSEHOLD	2.20	2.30	2.30
AVERAGE HOUSEHOLD INCOME	\$45,715	\$44,935	\$46,433
AVERAGE HOUSE VALUE	\$114,759	\$101,718	\$105,507
AVERAGE AGE	41.10	38.90	39.20
WHITE	3,027	14,335	18,027
BLACK	271	1,108	1,207
AM. INDIAN & ALASKAN	5	25	32
ASIAN	26	181	205
HAWAIIAN & PACIFIC ISLAND	0	15	17
OTHER	97	378	423



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