



NET LEASED GROCERY STORE INVESTMENT OFFERING



The Kroger Co.
2710 W Broadway, Louisville, KY 40211

Marcus & Millichap

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THE KROGER CO. | LOUISVILLE, KENTUCKY
2710 West Broadway, Louisville, KY
ACT ID ZAB0010698

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INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present to investors an absolute net-leased Kroger Grocery Store located at 2710 W Broadway, Louisville, Kentucky, 40211, in Jefferson County. The subject property is an approximately 51,906 square foot retail building, situated on an 5.582 acre lot with 501 feet of frontage on West Broadway. The tenant, Kroger (NYSE: KR) has successfully operated this site since 1985 and is in its third renewal period. There are three, five-year renewal periods remaining. The current lease term is set to expire on October 31, 2023, leaving just under 3 years remaining term with a below market rent. This Kroger location includes a fueling station, full pharmacy with drive-through access, an expanded deli, a new cake decorating station, and more which drive strong revenue at this location. Kroger recently executed its second option and has invested over \$2 million in renovating the store and adding a fueling station.

Headquartered in Cincinnati, Ohio, The Kroger Co. is one of the largest retailers in the United States based on annual sales, operating 2,752 grocery retail stores. Kroger operates 1,575 supermarket fuel centers, which are a natural addition to our one-stop-shopping strategy.

Louisville, Kentucky's largest city, sits on the Ohio River along the Indiana border. Every May, its race course Churchill Downs hosts the Kentucky Derby, a renowned horse race whose long history is explored at the Kentucky Derby Museum. Baseball is celebrated at the Louisville Slugger Museum and Factory, where Major League bats are produced and a giant baseball "slugger" marks the entrance. Metro Louisville is comprised of Jefferson, Oldham and Bullitt counties in Kentucky, and Clark, Floyd, Harrison and Scott counties in Indiana, totaling a population of 1.3 million in the MSA. Just 10 minutes from downtown, Louisville International Airport offers non-stop service to 24 destinations and convenient connections to cities worldwide. The airport accommodated nearly 3.4 million passengers in 2015. It is the third busiest cargo airport in North America; seventh in the world. It is home to Worldport UPS's International air express hub.

INVESTMENT HIGHLIGHTS

Kroger is Currently in its 3rd Renewal Period, Demonstrating Commitment to this Site
Corporate Absolute Net Lease with Three, Five-Year Renewals Remaining
Below Market Rent. Priced Below Replacement Cost
Kroger (NYSE: KR) has BBB Investment Grade Credit
Tenant has Occupied Space since its Original Construction in 1985
Over 231,000 Residents Within a 5-Mile Radius

Kroger

THE KROGER CO. ESTABLISHED 1883

PHARMACY

Bank & Trust 2-HR



LEASE SUMMARY

Price:	\$3,100,000
Cap Rate:	7.00%
Net Operating Income:	\$217,089.24 annually, paid quarterly
Lease Expiration Date:	October 31, 2023
Price/SF:	\$59.72
Renewal Options:	Three (3) Remaining Five (5) Year Options to Renew
Lease Type	Absolute Net Lease
Tenant:	Kroger Limited Partnership I
Year Built/Renovated:	1985/2010
Building Size:	51,906 Square Feet ±
Land Size:	243,171 Square Feet (5.582 Acres) ±
Increases:	None
Roof & Structure	Tenant
Taxes, Utilities, Insurance	Tenant Pays
Type of Ownership	Fee Simple



UNLEADED
2.49

SAVE
up to
\$1

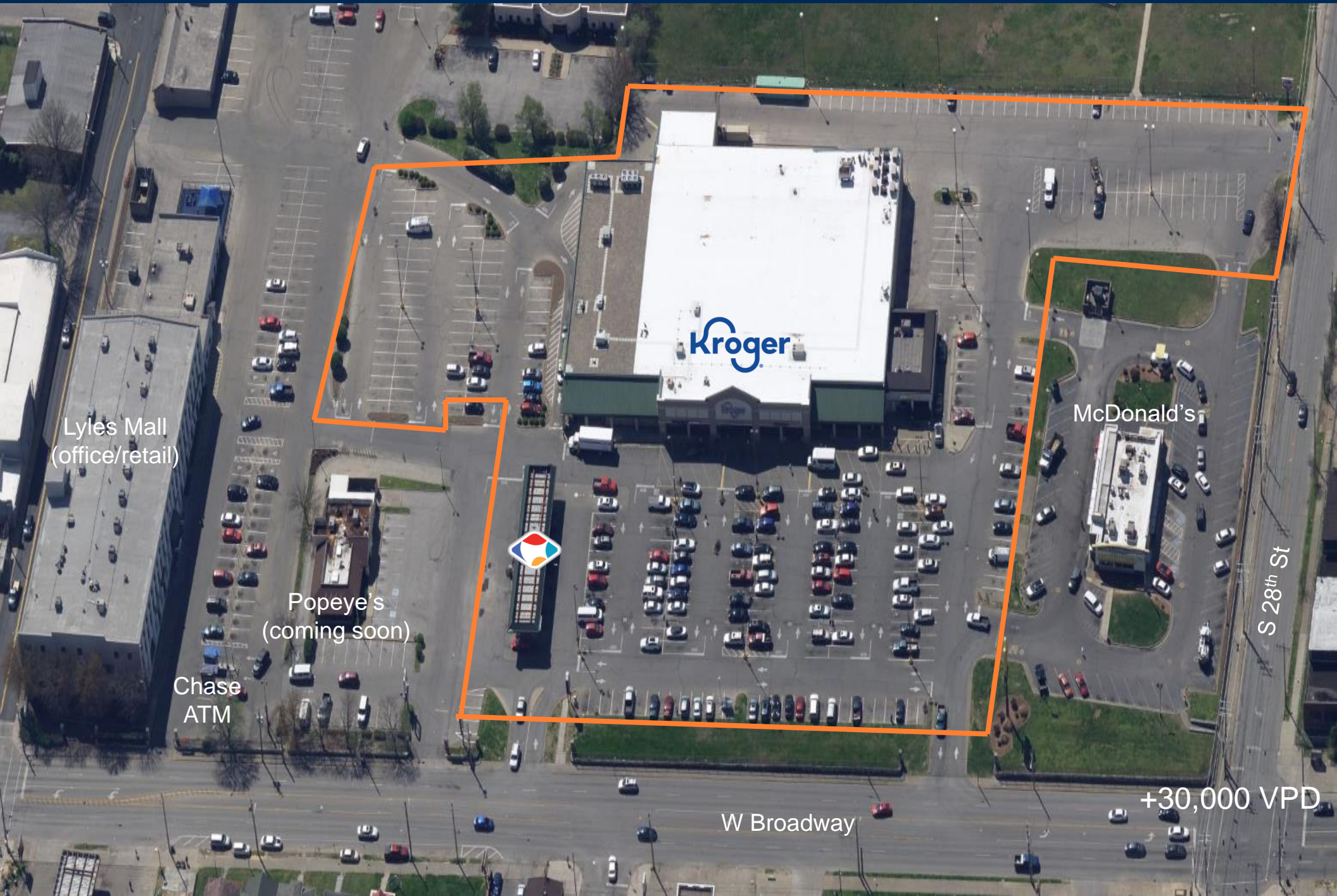
SAVE
up to
\$1

2X
Fuel Points
Per Gallon

2X

2X

Ice
1.99
Ice
3.99
Waste Gully Ice



Lyles Mall
(office/retail)

Popeye's
(coming soon)

Chase
ATM

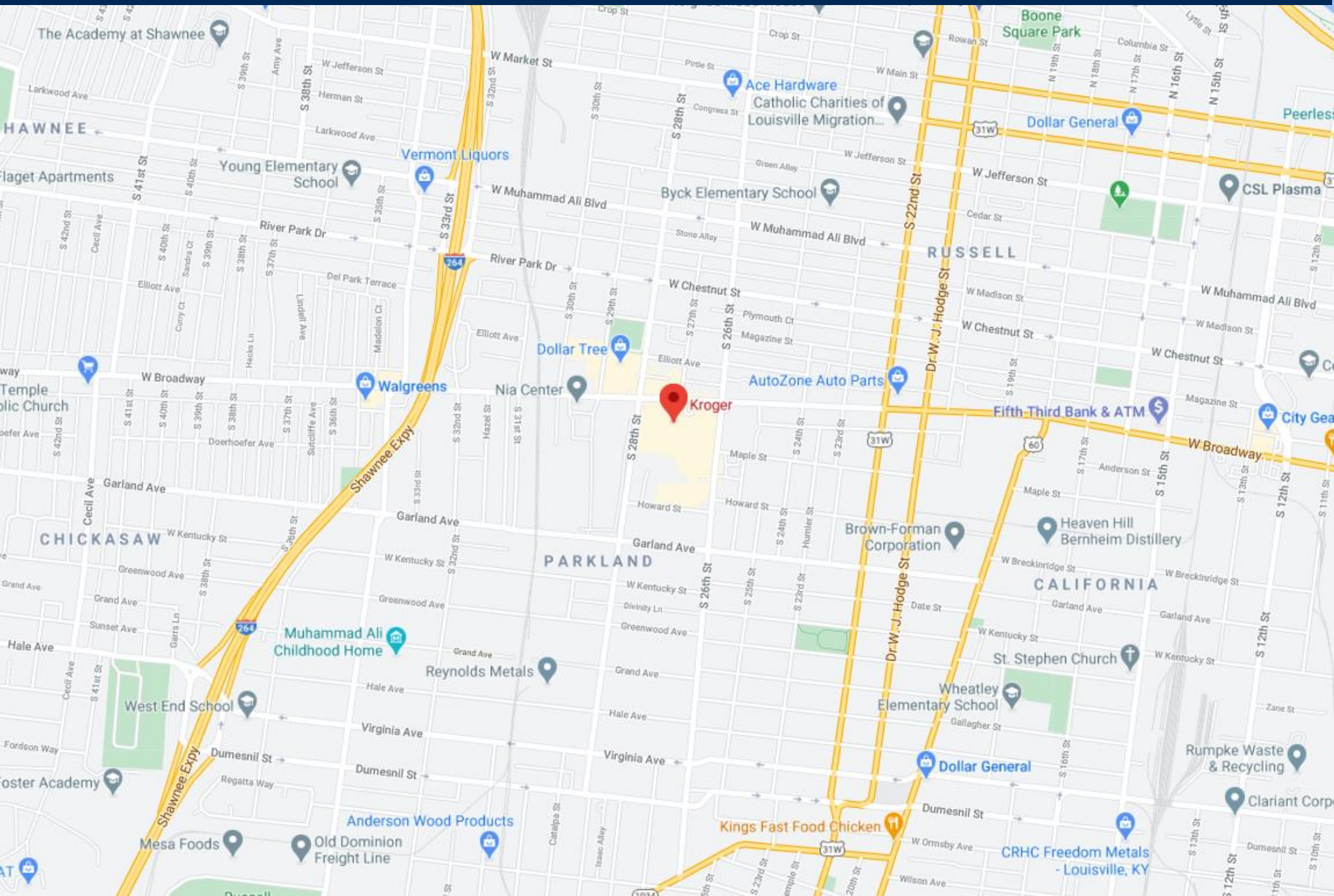
Kroger

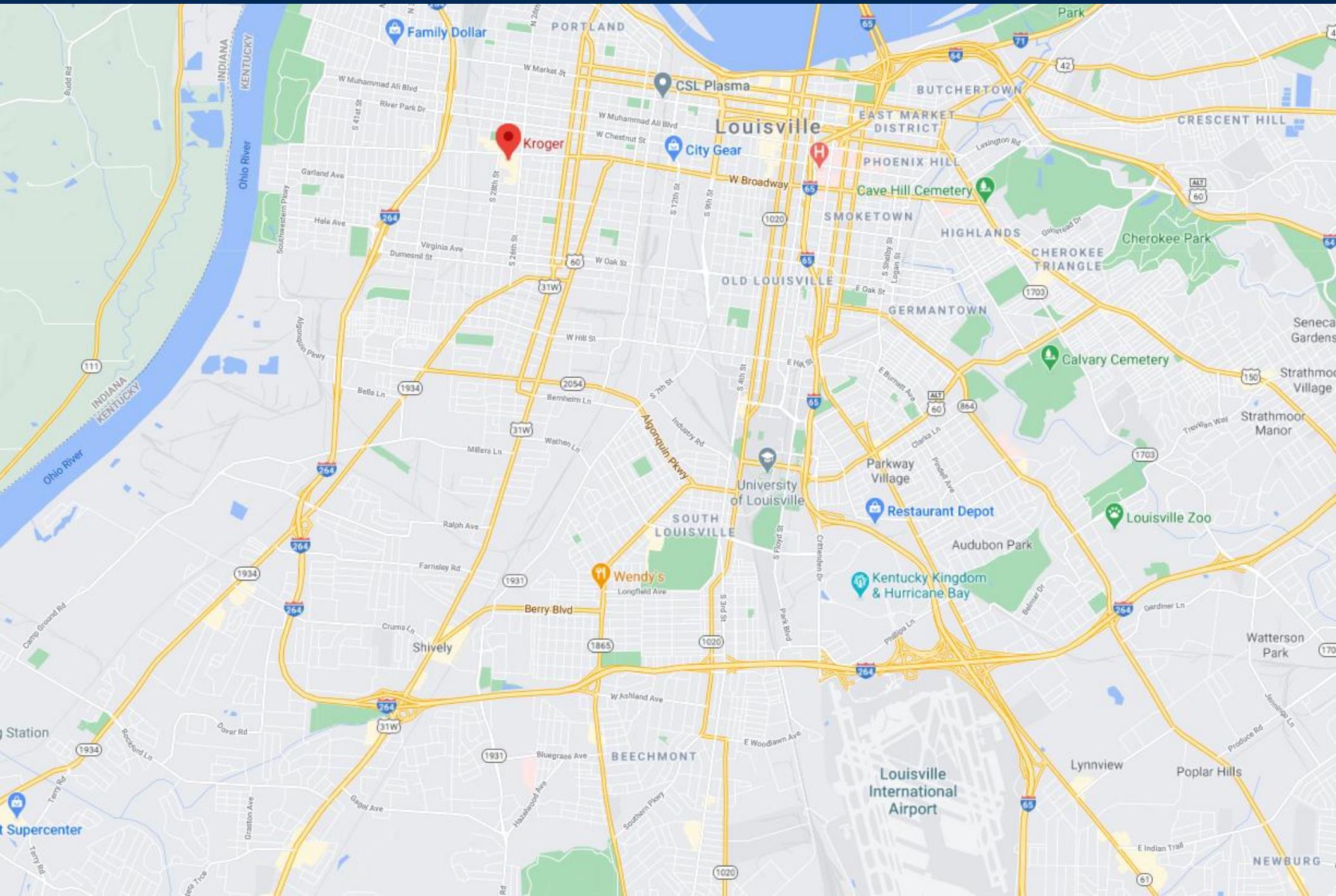
McDonald's

S 28th St

W Broadway

+30,000 VPD





POPULATION	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Population	17,332	96,775	228,668
■ 2020 Estimate			
Total Population	17,772	97,798	229,030
■ 2010 Census			
Total Population	17,828	96,560	224,011
■ 2000 Census			
Total Population	20,319	100,451	236,052
■ Current Daytime Population			
2020 Estimate	15,336	156,395	325,925
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Households	6,840	39,845	98,157
■ 2020 Estimate			
Total Households	6,958	39,968	97,490
Average (Mean) Household Size	2.55	2.26	2.24
■ 2010 Census			
Total Households	7,021	39,848	95,632
■ 2000 Census			
Total Households	7,697	41,413	100,580
■ Occupied Units			
2025 Projection	6,840	39,845	98,157
2020 Estimate	9,204	48,236	112,230
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2020 Estimate			
\$150,000 or More	0.71%	1.90%	3.53%
\$100,000 - \$149,000	3.36%	4.30%	6.55%
\$75,000 - \$99,999	5.59%	6.37%	8.64%
\$50,000 - \$74,999	9.97%	11.51%	15.74%
\$35,000 - \$49,999	12.31%	12.61%	14.75%
Under \$35,000	68.06%	63.32%	50.80%
Average Household Income	\$32,463	\$37,825	\$49,126
Median Household Income	\$21,672	\$24,335	\$34,325
Per Capita Income	\$12,782	\$16,263	\$21,440

HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$38,108	\$42,368	\$51,901
■ Consumer Expenditure Top 10 Categories			
Housing	\$9,705	\$10,791	\$13,333
Transportation	\$6,812	\$7,658	\$9,447
Shelter	\$5,246	\$5,896	\$7,350
Food	\$4,452	\$4,851	\$5,842
Personal Insurance and Pensions	\$2,937	\$3,356	\$4,353
Health Care	\$2,684	\$2,954	\$3,650
Utilities	\$2,642	\$2,774	\$3,154
Entertainment	\$1,680	\$1,866	\$2,245
Household Furnishings and Equipment	\$804	\$949	\$1,278
Apparel	\$759	\$894	\$1,155
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2020 Estimate Total Population	17,772	97,798	229,030
Under 20	31.52%	27.58%	25.21%
20 to 34 Years	20.67%	24.34%	24.07%
35 to 39 Years	5.99%	6.00%	6.64%
40 to 49 Years	11.23%	11.06%	11.57%
50 to 64 Years	19.25%	18.76%	19.23%
Age 65+	11.34%	12.24%	13.28%
Median Age	33.22	33.51	35.51
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	10,823	61,747	153,551
Elementary (0-8)	2.47%	3.28%	3.18%
Some High School (9-11)	18.86%	16.09%	12.55%
High School Graduate (12)	37.84%	34.72%	33.19%
Some College (13-15)	27.15%	26.18%	24.39%
Associate Degree Only	4.75%	5.56%	6.42%
Bachelors Degree Only	3.99%	8.10%	11.58%
Graduate Degree	2.91%	4.65%	7.36%

LOUISVILLE OVERVIEW

Home to the famous Kentucky Derby, the Louisville metro is composed of Indiana's Harrison, Washington, Clark, Floyd and Scott counties, as well as Kentucky's Jefferson, Spencer, Oldham, Trimble, Shelby, Bullitt and Henry counties. Louisville in Kentucky is the region's most populous city with more than 628,000 citizens, followed by Jeffersonville, Indiana, which has 47,000 residents. The Ohio River cuts through the region and was an important player in the region's development.



METRO HIGHLIGHTS



CENTRALIZED LOCATION

Approximately 60 percent of U.S. cities are within a one-day drive of the metro, providing access to large economic centers.



MAJOR DISTRIBUTION CENTER

Louisville's strategic geographic placement has made it a hub for the logistics and distribution industries.



THE DERBY

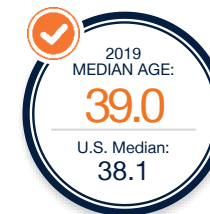
Every year, attention is focused on Louisville when it hosts the Kentucky Derby, the most acclaimed horse-racing event in the world.



ECONOMY

- Although the region's economy has been historically dominated by the shipping and rail industries, contemporary Louisville boasts a well-diversified economy focused on advanced manufacturing, logistics, life sciences and healthcare, as well as other industry sectors.
- The UPS Worldport global air-freight hub at Louisville International Airport makes the region an important player in global shipping and logistics.
- The metropolitan area is headquarters to three Fortune 500 companies: Humana, Yum Brands and Kindred Healthcare.

DEMOGRAPHICS



Kroger



CREDIT RATING: BBB S&P

www.fdreports.com | www.creditintell.com

General Information	
Address	1014 Vine Street , Cincinnati, Ohio, 45202, United States
Phone	513-762-4000
Website	www.kroger.com

Store Base	
Store Count	2,759
TTM Sales	\$128,905,000,000

Key Personnel	
Chief Executive Officer & Chairman	W. Rodney McMullen
Chief Operating Officer & President	L. Michael Bliss
Executive Vice President CFO & SVP	J. Michael Schlotman Gary Millerchip

Financial Markets	
Stock Ticker	KR
Current Price	\$31.99 as of 11/17/20
52 Week High/Low	\$37.22 / \$26.25



NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

ACTIVITY ID: ZAB0010698

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