

BIG!LOTS

BARTON'S
home OUTLET
Kitchens, Baths, Floors & More

Ruler
FOODS By Kroger



ALL NATIONAL NNN | KROGER ANCHORED CENTER | 100% OCCUPIED
730 S. GREEN RIVER RD. EVANSVILLE, IN 47715

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BROKER OF RECORD

Brian Brockman
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INVESTMENT HIGHLIGHTS



BRAND NEW TENANCY FROM HOME OUTLET, WHICH OPERATES OVER 100 STORES AND HAS OVER 100 YEARS IN BUSINESS



RECENT EXTENSIONS FROM KROGER AND BIG LOTS



ALL-NATIONAL TENANCY BASE ON NNN STRUCTURE



GROCERY ANCHORED



BELOW MARKET RENTAL RATES



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Tenant	Area	Lease From	Lease To	Monthly Rent	Annual Rent	Rent Per Area	Rec. Per Area	NNN's
Big Lots	37,230	6/4/2003	1/31/2029	15,861.00	190,332.00	5.11	1.14	42,348.60
Home Outlet	22,501	11/3/2020	7/31/2028	4,885.27	58,623.25	2.61	1.75	39,376.75
Kroger	18,527	6/5/2012	9/30/2023	7,206.67	86,480.00	4.67	1.75	32,422.25
Pearl Cleaners	3,361	3/15/1991	3/31/2023	1,140.00	13,680.00	4.07	0.04	118.31
Ice House				325.00	3,900.00			
United Fidelity Bank		4/1/2018	3/31/2038	500.00	6,000.00			
TOTAL	81,619			29,917.94	359,015.25			114,265.91

CURRENT OPERATING EXPENSES

CAM	11,633.00
Insurance	12,809.00
Management	10,770.46
Taxes	48,365.84
Total Operating Expenses	83,578.3
Total Net Income	389,702.86

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KROGER/RULER FOODS

Ruler Foods, a Kroger owned guaranteed entity, is a grocery chain in the United States. It is a discount grocery store where 80% of the offerings are Kroger Brand at markdown prices. Kroger operates Ruler Foods stores in Illinois, Indiana, Ohio, Kentucky, Missouri, and Tennessee. It is part of JayC Food Stores, which was purchased by Kroger in 1999. Kroger is the U.S.'s largest supermarket chain by revenue (\$121.16 Billion).

Locations: 2,922
Web: www.kroger.com



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BIG LOTS

Big Lots is an American retail company headquartered in Columbus, Ohio with more than 1,400 stores in 47 states. The Big Lots chain traces its history back to 1967 when Consolidated Stores Corporation was formed in Ohio by Sol Shenk. In 1982, Consolidated Stores opened its first closeout store, called “Odd Lots” in Columbus, launching the Odd Lots/Big Lots closeout chain. Over the years, the company has grown to include stores doing business as Big Lots, Odd Lots, Mac’s Frugal Bargains Closeouts, and Pic ‘n Save.

Locations: 1,416
Web: www.biglots.com



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HOME OUTLET

Home Outlet is the discount builder materials division of the E.C. Barton Company family of brands, specializing in quality kitchens, baths, flooring, windows, and doors. Home Outlet operates 110 locations in 17 states and continues to grow. In 2020, the company adopted the new Home Outlet name through a rebranding initiative that combined two of the company brands, Surplus Warehouse and Bargain Outlet

Locations: 110

Web: www.homeoutlet.com

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	8,278	69,417	117,160
HOUSEHOLDS	4,054	30,631	49,839
INCOME	\$69,933	\$59,754	\$59,967
TRAFFIC COUNTS			
SOUTH GREEN RIVER: 28,362 VPD			
WASHINGTON: 9,814 VPD			

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