



Kroger Foods Offering
301 E. McKinley Rd.
Ottawa, IL 61350

** Representative Image*

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EXECUTIVE SUMMARY

Colliers international is pleased to present for sale a single tenant, net leased, Kroger grocery store located in the Chicago MSA of Ottawa, IL.

Kroger has been at 301 East McKinley since 1986 showing their commitment to the site. Their last lease extension was in July of 2016. Though the tenant has not exercised their upcoming option early, ownership has received positive feedback from Kroger Management with respect to the store's continued tenancy at its present location in the future. Shortly before this lease extension, Kroger received city approval to sell liquor at this location and has seen a nearly 10% year over year revenue growth since 2013.

The tenant has a NNN lease that runs through June 30, 2021. The Tenant has three (3), five (5) year renewal options remaining. The landlord has responsibility for roof and structure. This investment opportunity is being offered for sale at \$1,999,999 a net operating income of \$160,000 and a corresponding cap rate of 8.00%.

OFFERING SUMMARY

ASKING PRICE:	\$1,999,999
CAP RATE:	8.00%
NOI:	\$160,000
SIZE:	+/- 54,385 SF
LEASE EXPIRATION:	June 20, 2021
OPTIONS:	Three (3), 5 years



INVESTMENT HIGHLIGHTS & OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

- › Over 30 year history at site
- › 10% per year Improved store sales from 2013 - 2017
- › Adjacent to a fully leased strip center
- › Just south of the local high school
- › Recent remodel inside and outside by Kroger

1031 EXCHANGE OPPORTUNITY

- › Bite size deal
- › Attractive cap rate
- › Internet proof operating business



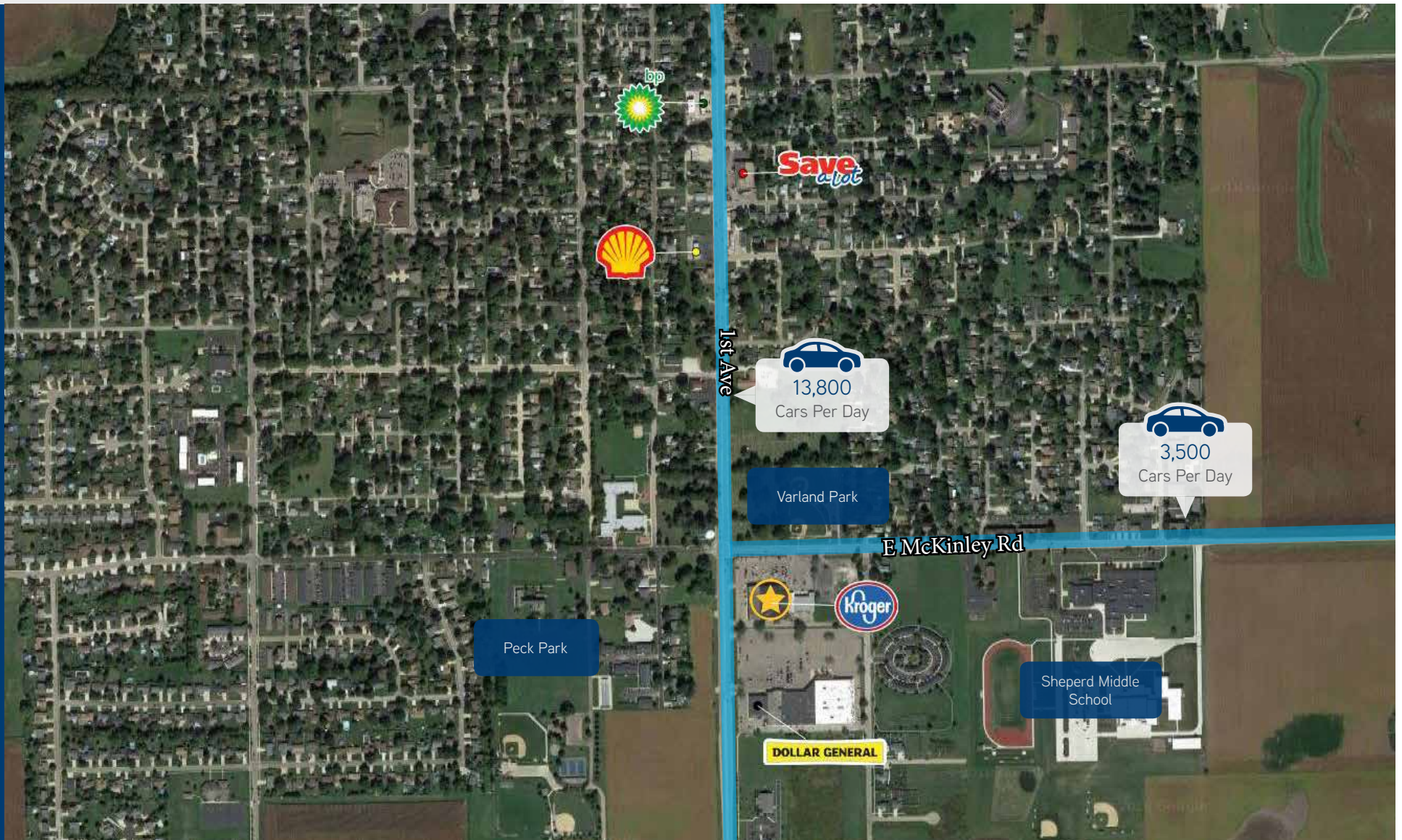
PROPERTY INFORMATION

PROPERTY DESCRIPTION

PROPERTY ADDRESS:	SE Corner Route 55 and 1st Ave, Ottawa, IL 61350
OFFERING PRICE:	\$1,999,999
NOI:	\$160,000
CAP RATE:	8.00%
LEASE TYPE:	NNN – Landlord Responsible for roof and structure
LEASE TERM REMAINING:	Through June 30th, 2021
RENEWAL OPTIONS:	Three five (5) year options
YEAR BUILT:	1986
RENOVATED:	Approximately 2013
BUILDING SIZE:	+/- 54,385 SF



RETAIL AERIAL MAP





TENANT OVERVIEW

The Kroger Co., or simply Kroger, is an American retailing company founded by Bernard Kroger in 1883 in Cincinnati, Ohio. It is the United States's largest supermarket chain by revenue (\$115.34 billion for fiscal year 2016), the second-largest general retailer (behind Walmart) and the seventeenth largest company in the United States. Kroger is also the third-largest retailer in the world and the third largest private employer in the United States. Kroger is ranked #17 on the Fortune 500 rankings of the largest United States corporations by total revenue.

As of December 2018, Kroger operates, either directly or through its subsidiaries, 2,765 supermarkets and multi-department stores. Kroger's headquarters are in downtown Cincinnati. It maintains markets in 35 states and the District of Columbia, with store formats that include hypermarkets, supermarkets, superstores, department stores, and 263 jewelry stores (782 convenience stores were sold to EG Group in 2018). Kroger-branded grocery stores are located in the Midwestern and Southern United States. Kroger operates 38 food processing or manufacturing facilities, 1,532 supermarket fuel centers, 2,270 pharmacies and 232 The Little Clinic in-store medical clinics.

Kroger is publicly traded on the NYSE on the ticker symbol of KR.

[CLICK HERE TO READ MORE](#)



LOCATION OVERVIEW

OTTAWA, IL

Ottawa is a city located at the confluence of the navigable Illinois River and Fox River in LaSalle County, Illinois, United States. The Illinois River is a conduit for river barges and connects Lake Michigan at Chicago, to the Mississippi River, and North America's 25,000 mile river system.

Ottawa is strategically located just south of I 80 and is nestled along the Illinois river. It is located roughly an hour south of Rockford providing regional airline access to the whole region. The town is well known for its history, agribusiness, and its arts and gardens.

[CLICK HERE TO READ MORE](#)



DEMOGRAPHICS

301 E MICKINLEY RD, OTTAWA, IL

POP FACTS: DEMOGRAPHIC REPORT 2019

	RADIUS 1 (0.0-1.0 miles)	RADIUS 2 (0.0-3.0 miles)	RADIUS 3 (0.0-5.0 miles)
POPULATION			
2000 Census	6,739	19,684	22,762
2010 Census	6,721	19,368	22,844
2019 Estimate	6,632	18,649	22,195
2024 Projection	6,594	18,413	21,986
Growth 2000 - 2010	-0.27%	-1.60%	0.36%
Growth 2010 - 2019	-1.32%	-3.71%	-2.84%
Growth 2019 - 2024	-0.57%	-1.26%	-0.94%
HOUSEHOLDS			
2000 Census	2,643	8,034	9,199
2010 Census	2,723	8,075	9,402
2019 Estimate	2,723	7,890	9,255
2024 Projection	2,726	7,841	9,224
Growth 2000 - 2010	3.03%	0.51%	2.21%
Growth 2010 - 2019	0.00%	-2.29%	-1.56%
Growth 2019 - 2024	0.11%	-0.62%	-0.34%

	RADIUS 1 (0.0-1.0 miles)		RADIUS 2 (0.0-3.0 miles)		RADIUS 3 (0.0-5.0 miles)	
2019 EST. POPULATION BY SINGLE CLASSIFICATION RACE						
White Alone	6,160	92.88%	17,101	91.70%	20,293	91.43%
Black or African American Alone	125	1.89%	540	2.90%	678	3.06%
American Indian and Alaska Native Alone	17	0.26%	74	0.40%	96	0.43%
Asian Alone	84	1.27%	203	1.09%	261	1.18%
Native Hawaiian and Other Pacific Islander Alone	2	0.03%	6	0.03%	8	0.04%
Some Other Race Alone	139	2.10%	421	2.26%	502	2.26%
Two or More Races	104	1.57%	306	1.64%	358	1.61%
2019 EST. POPULATION HISPANIC OR LATINO						
Hispanic or Latino	470	7.09%	1,633	8.76%	1,912	8.62%
Not Hispanic or Latino	6,162	92.91%	17,017	91.25%	20,283	91.39%
2019 TENURE OF OCCUPIED HOUSING UNITS						
Owner Occupied	2,009	73.78%	5,441	68.96%	6,483	70.05%
Renter Occupied	714	26.22%	2,450	31.05%	2,772	29.95%
AVERAGE HOUSEHOLD SIZE						
Total	2.33		2.31		2.32	

301 E MICKINLEY RD, OTTAWA, IL

POP FACTS: DEMOGRAPHIC REPORT 2019

	RADIUS 1 (0.0-1.0 miles)		RADIUS 2 (0.0-3.0 miles)		RADIUS 3 (0.0-5.0 miles)	
2018 EST. HOUSEHOLDS BY HOUSEHOLD INCOME						
CY HHs, Inc < \$15,000	206	7.57%	866	10.98%	1,014	10.96%
CY HHs, Inc \$15,000 - \$24,999	131	4.81%	675	8.55%	793	8.57%
CY HHs, Inc \$25,000 - \$34,999	240	8.81%	808	10.24%	937	10.12%
CY HHs, Inc \$35,000 - \$49,999	329	12.08%	1,049	13.29%	1,176	12.71%
CY HHs, Inc \$50,000 - \$74,999	479	17.59%	1,382	17.52%	1,615	17.45%
CY HHs, Inc \$75,000 - \$99,999	374	13.73%	1,052	13.33%	1,252	13.53%
CY HHs, Inc \$100,000 - \$124,999	365	13.40%	752	9.53%	882	9.53%
CY HHs, Inc \$125,000 - \$149,999	278	10.21%	603	7.64%	716	7.74%
CY HHs, Inc \$150,000 - \$199,999	198	7.27%	445	5.64%	546	5.90%
CY HHs, Inc \$200,000 - \$249,999	65	2.39%	138	1.75%	173	1.87%
CY HHs, Inc \$250,000 - \$499,999	49	1.80%	102	1.29%	126	1.36%
CY HHs, Inc \$500,000+	10	0.37%	20	0.25%	25	0.27%
2019 EST. AVERAGE HOUSEHOLD INCOME						
Total	\$87,864		\$74,894		\$75,915	
2019 EST. MEDIAN HOUSEHOLD INCOME						
Total	\$73,667		\$59,070		\$60,204	
2019 MEDIAN HH INC. BY SINGLE RACE, CLASS, OR ETHNICITY						
White Alone	\$75,505		\$60,857		\$62,033	
Black or African American Alone	\$35,651		\$20,033		\$19,883	
American Indian and Alaska Native Alone	\$9,768		\$12,603		\$13,481	
Asian Alone	\$93,246		\$79,969		\$78,187	
Native Hawaiian and Other Pacific Islander Alone	\$25,000		\$20,167		\$22,334	
Some Other Race Alone	\$42,406		\$38,533		\$37,169	
Two or More Races	\$72,115		\$62,234		\$59,295	
Hispanic or Latino	\$95,855		\$51,163		\$47,947	
Not Hispanic or Latino	\$70,132		\$59,556		\$61,010	

DEMOGRAPHICS





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CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 301 E McKinley Rd, Ottawa, IL. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the property at 301 E McKinley Rd, Ottawa, IL or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.