



Martin's Super Market

865 E Jefferson Street
Plymouth, IN 46563





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Martin's Super Market

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4 INVESTMENT HIGHLIGHTS

6 PROPERTY OVERVIEW

14 LEASE SUMMARY

16 FINANCIAL ANALYSIS

17 TENANT OVERVIEW

18 LOCATION OVERVIEW

Martin's Super Market

865 E Jefferson Street
Plymouth, IN 46563

Year Built:

1989

Year Renovated:

2021

(New Roof w/ 8-Year Warranty)

Land:

5.14 Acres
(223,976 SqFt)

Bldg:

47,677 SqFt



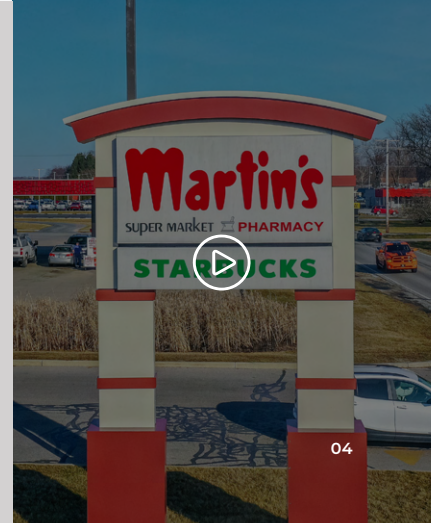
GOMEZGROUP

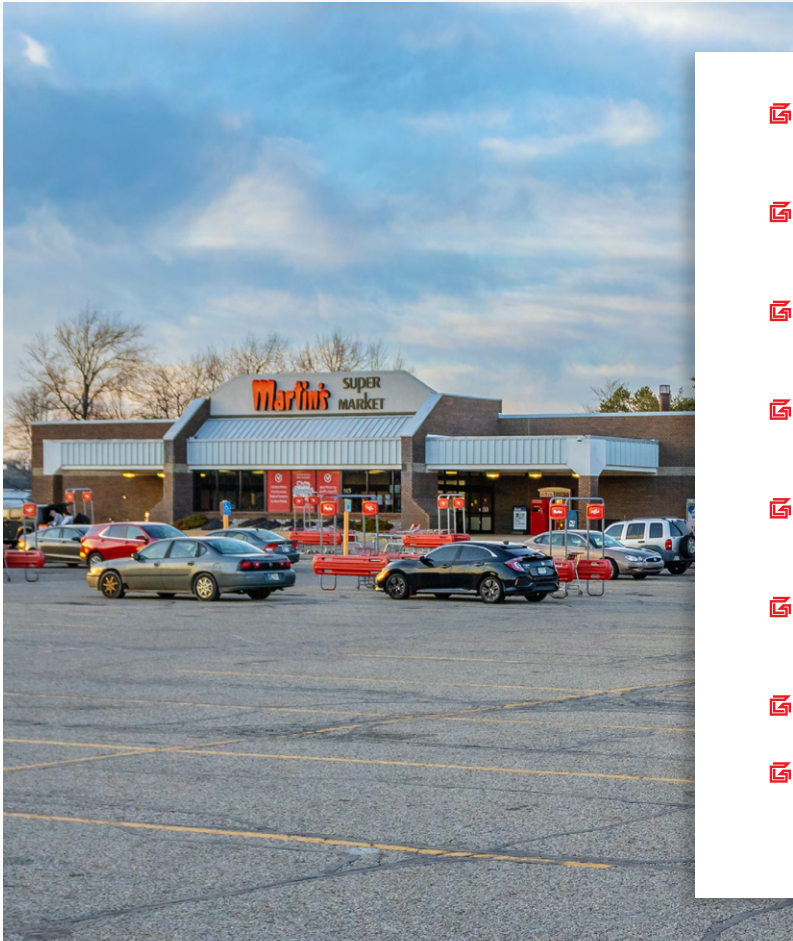
Frontage:

327' on E Jefferson Street

Parking:

240 Surface Spaces





- ❑ Corporate Backed Lease Guaranteed by SpartanNash (NASDAQ: SPTN)
- ❑ Over 10,800 Visits on Average per Week, per Placer.ai
- ❑ NNN Lease with Limited Landlord Responsibilities (Roof & Structure)
- ❑ New Roof Installed in 2021 with 8-Year Transferable Warranty
- ❑ Two 5-Year Options with Automatic Renewal
- ❑ The Only Starbucks within 25 Mile Radius Located In-Store
- ❑ Over 24 Years of Operating History
- ❑ Limited Competition within 3 Mile Radius, Servicing the Immediate Trade Area

- 📍 5.14 Acre Lot with Ample Parking
- 📍 Excellent Visibility and Accessibility with Frontage of 327' on E Jefferson Street (9,110 VPD) and Several Points of Ingress/Egress
- 📍 Close Access to U.S. Hwy 30 and U.S. Hwy 31 with 33,760 VPD Combined
- 📍 Located Nearby Many Dense Residential Neighborhoods
- 📍 Less than 3 Miles from Lowe's Home Improvement Anchored Shopping Center at Pilgrim Place, a 323,577 SqFt Shopping Mall

[▶ WATCH PROPERTY VIDEO](#)



- ❑ Within 1.2 Miles of Several National Retailers such as CVS, Walgreens, AutoZone Auto Parts, Dollar General, O'Reilly Auto Parts, Planet Fitness, and More
- ❑ Directly Adjacent to Plymouth High School with $\pm 1,157$ Average Annual Student Enrollment
- ❑ Numerous Hotels with Over 430+ Rooms Combined in a 3 Mile Radius
- ❑ Less than 1 Mile from Riverside Commons, a Future Housing Development with 40 Units – Under Construction





Martin's
Count On Us!





THE POINTE APARTMENTS PRO RESOURCES STAFFING SERVICES



Plymouth Columbus Club



LINCOLN HWY E (2,555 VPD)

KINGSTON RD

LINCOLN HWY E (2,555 VPD)

E JEFFERSON ST (9,110 VPD)

E JEFFERSON ST (9,110 VPD)

FUTURE DEVELOPMENT OPPORTUNITY COMING SOON 6 ACRE LOT

COLUMBUS DR (4,450 VPD)

BERKLEY ST

BERKLEY ST





Walmart Supercenter



PILGRIM PLACE SHOPPING CENTER
2.8 MILLING



Martin's
Count On Us!



Holiday Inn
72 ROOMS
Comfort Suites
60 ROOMS
Economy Inn
87 ROOMS

PLYMOUTH MUNICIPAL AIRPORT



Plymouth Community School
PLYMOUTH HIGH SCHOOL
±1,157 STUDENTS

Jefferson Elementary School

Parrett Veterinary Clinic

BAKER ST

BAKER ST

BERKLEY ST



Plymouth Columbus Club

COLUMBUS DR (4,450 VPD)

FUTURE DEVELOPMENT OPPORTUNITY COMING SOON
6 ACRE LOT

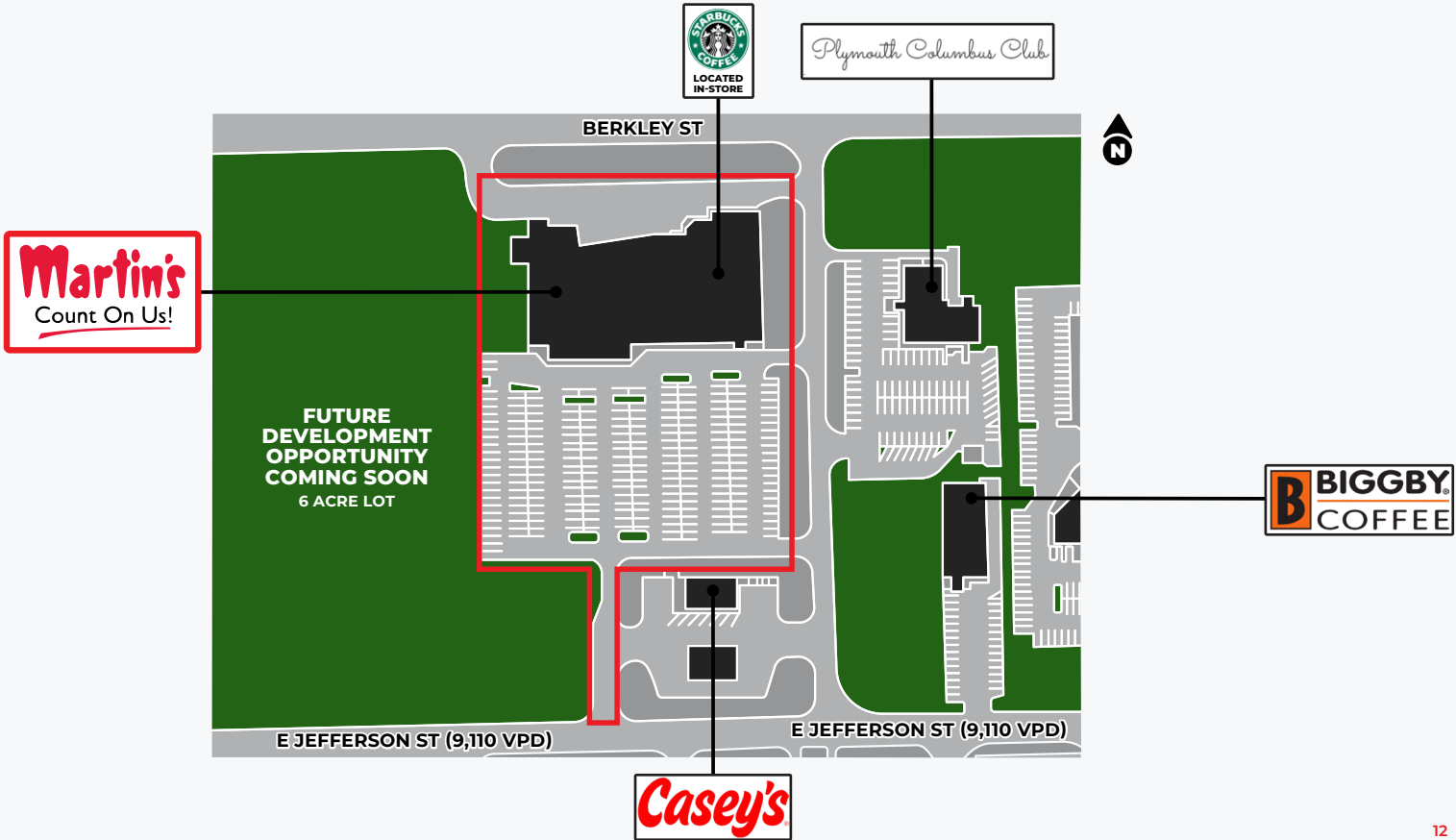
BERKLEY ST

COLUMBUS DR (4,450 VPD)

E JEFFERSON ST (6,110 VPD)

Casey's

► SITE PLAN: MARTIN'S SUPER MARKET





Lease Type
NNN*

Lease Guarantor
SpartanNash Company
(NASDAQ: SPTN)

Rent Commencement Date
March 27, 2000

Lease Expiration Date
March 26, 2033

Term Remaining on Lease
±9 Years

Options
Two 5-Year

Increases
None

**Landlord Responsible for Roof & Structure*



TENANT'S NAME	LEASE TYPE	AREA	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
Martin's Super Market	NNN*	47,677	03/27/2000	03/26/2033	\$150,000	\$3.14	—	NONE	TWO 5-YEAR

*Landlord Responsible for Roof & Structure

► RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
CURRENT PERIOD	03/27/2000 - 03/26/2033	\$12,500	\$150,000
	03/27/2033 - 03/26/2038 (OPTION 1)	\$12,500	\$150,000
	03/27/2038 - 03/26/2043 (OPTION 2)	\$12,500	\$150,000

NOI
\$150,000



Cap Rate
7.00%



Price
\$2,143,000



Price/ft Land
\$9.56



Price/ft Bldg.
\$44.94



Martin's

Count On Us!

Martin's Super Markets was founded in 1947 by Jane and Martin Tarnow who opened their first store in South Bend, Indiana. Martin's Super Markets is a self-service shop and includes a Side Door Deli Café with ready-to-eat food items. The supermarket is committed to providing quality, service, and convenience making it the #1 supermarket in the region. The family-owned chain currently operates 22 stores in northern Indiana and southwestern Michigan with approximately 3,500 employees. In 2018, Martin's Super Markets had ended the fiscal year with over \$450MM in net sales with commitment to delivering quality shopping experiences and high customer service. To expand its footprint in the northern Indiana and southwestern Michigan markets, Martin's Super Markets was acquired at the beginning of 2019 by **SpartanNash, a Grand Rapids-based company.**

SpartanNash (NASDAQ: SPTN) is a Fortune 400 company that serves customer locations in all 50 states and several districts of Europe, Cuba, Egypt, Bahrain, Puerto Rico, Djibouti, and Columbia. SpartanNash business includes distributing fresh produce to a diverse group of independent and chain retailers, a leading distributor of grocery products to U.S. military commissaries and exchanges, and its corporate-owned retail stores. The company currently operates over 160 supermarkets, primarily under the umbrella of Martin's Super Markets, D&W Fresh Market, Family Fare Supermarkets, Dan's Supermarket, and VG's Grocery. SpartanNash 2023 revenue is \$9.79B as of October 7, 2023, with a 3.88% revenue growth year-over-year.



MARTIN'S LOCATIONS
22



MARTIN'S 2022 REVENUE
\$300MM



MARTIN'S EMPLOYEES
3,500+



SPARTANNASH REVENUE
\$9.79B (as of 10/2023)



PLYMOUTH, INDIANA

Plymouth is a city in and the county seat of Marshall County, Indiana. According to the World Population Review, Plymouth's population has increased by 10.22% since the most recently recorded census in 2020. The city's major employers include Walmart Supercenter, Aker Plastivs Co Inc., Ancilla Domini Sisters Inc., Swan Lake Resort, and Pregis Innovative Packaging. There are seven U.S. manufacturing headquarters in the area including U.S. Granules Corp., Weird Manufacturing Inc., Zentis North America, LLC, American Containers Inc., Arrow Services, and Indiana Tool & Manufacturing. Plymouth provides a large percentage of jobs in the retail, manufacturing, and service sectors, and is the center of commerce for Marshall County.

Nearby attractions in the city include Marshall County Historical Society and Museum, Tippecanoe River State Park, Potatoe Creek State Park, Winamac State Fish and Wildlife Area, and many other attractions including the Marshall County Blueberry Festival. According to ValuePenguin, Plymouth was ranked #8 of the "Top 10 Safest Midsize Cities in Indiana" and ranked #4 as the "Best Towns to Raise a Family in Indiana" according to Niche.com. The closest airport to the city is South Bend Regional International Airport which is located about 27 miles north. Higher education schools in the area include The University of Notre Dame, Purdue University – North Central Campus, and Indiana University-South Bend.

[▶ WATCH PROPERTY VIDEO](#)

► POPULATION

1
MILE

3
MILE

5
MILE

2023 Population	5,764	14,286	17,921
2028 Population Projection	5,824	14,338	17,941
Annual Growth 2023-2028	0.2%	0.1%	0%
Median Age	38.5	38.7	39.8
Bachelor's Degree or Higher	16%	20%	21%
U.S. Armed Forces	0	8	14

▶ HOUSEHOLDS

1
MILE

3
MILE

5
MILE

2023 Households	2,397	5,445	6,780
2028 Household Projection	2,423	5,464	6,785
Annual Growth 2023-2028	0.2%	0.1%	0%
Owner Occupied Households	1,379	3,541	4,705
Renter Occupied Households	1,043	1,922	2,080
Avg Household Size	2.4	2.6	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$56MM	\$145.3MM	\$190.3MM

► INCOME

1
MILE

3
MILE

5
MILE

Average Household Income

\$51,601

\$61,735

\$66,169

Median Household Income

\$42,160

\$46,011

\$49,608

► HOUSING

Median Home Value

\$92,798

\$126,538

\$140,805

Median Year Built

1969

1974

1974



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