

FOR LEASE

RETAIL SPACE

55,552 RSF

(20,000 RSF + 20,000 RSF + 15,552 RSF)

**COPPER CREEK
SHOPPING
CENTER**

US 62E, POWDERLY, KY 42367





FOR LEASE RETAIL SPACE



Dominant Retail Location | No Grocery Competition

- Copper Creek makes up 126,200 SF of the total 168,000 SF of retail space in all of Powderly (75% of total retail space).
- The limited retail space in the area virtually removes any competitive space for tenants.
- This Kroger services a 20+ mile trade area and is the only grocery store in the city of Powderly, KY.
- Closest National Grocer: Walmart Supercenter in Central City, KY.



Trade Area Demographics

- Population: 21,636
- Area: 20+ Miles
- Average HHI: 61,389



RENT
RENT NEGOTIABLE



YEAR BUILT
1981



SQUARE FEET
55,552 SF



LAND AREA
14.76 AC



PARCEL ID
108-04-05-013.000



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An aerial photograph of a shopping center under a blue sky with scattered white clouds. The center features a long, low-profile building with a white brick facade on the left side, where a 'Kroger' logo is visible. To the right, there are other retail stores, including one with a 'Sears' sign. A large asphalt parking lot in the foreground is filled with various cars, including a white SUV, a blue pickup truck, and a white Jeep. A dark, semi-transparent rectangular overlay is centered over the image, containing the text 'SITE & LOCATION OVERVIEW' in white and blue, and 'COPPER CREEK SHOPPING CENTER' in white below a thin white horizontal line.

SITE & LOCATION OVERVIEW

COPPER CREEK SHOPPING CENTER

OFFERING SUMMARY FOR RURAL KING SPACE



COPPER CREEK SHOPPING CENTER

AVAILABLE FOR LEASE IN 2025

COPPER CREEK SHOPPING CENTER

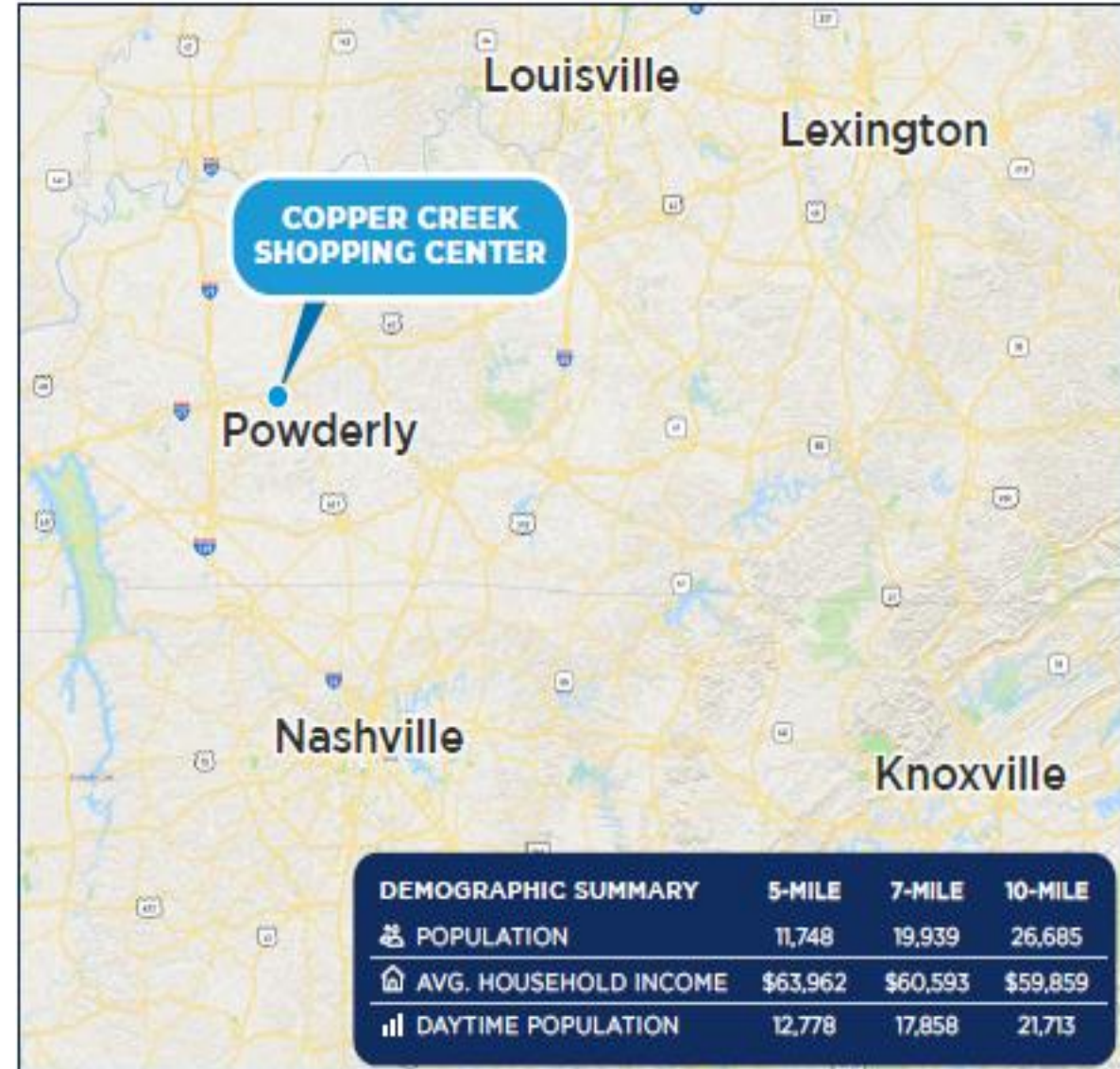
US 62 E, POWDERLY, KY 42367

RURAL KING RELOCATING 111-145 copper creek

MAJOR TENANTS	SQ. FT	GLA(%)	OCCUPANCY HISTORY
 EST'D 1960 RURAL KING AMERICA'S FARM & HOME STORE	55,552	44,02%	20 Years
	34,019	26,96%	40 Years

RURAL KING RELOCATING YEAR 2025

SPACE A	20,000 SF
SPACE B	20,000 SF
SPACE C	15,000 SF
RENT PER SQUARE FOOT	NEGOTIABLE
CURRENT OCCUPANCY	Until March 2025 (100%)
YEAR BUILT	1981
LOT SIZE	14.76 AC



INVESTMENT HIGHLIGHTS

KROGER ANCHORED CENTER

- The Kroger Co. is the largest supermarket chain by revenue, the second-largest general retailer, and the seventeenth-largest company in the United States, with over 2,765 locations. The company accumulated \$132.5 billion in revenue during the fiscal year 2020, ranking #23 on the Fortune 500 list of the largest U.S. corporations.
- Kroger has been at this location since the center opened in November 1981.
- Kroger's Sales at this location were over \$18 million in 2021.
- This location boasts a base rent-to-sales ratio of 0.76% and generates \$530 per square foot in sales.

POWDERLY, KY

- Powderly is a city in Muhlenberg County, Kentucky, located 100 miles north of Nashville and 100 miles southwest of Louisville.
- The city is home to the Muhlenberg County Agriculture and Convention Center, which frequently hosts events such as horse shows, rodeos, tractor pulls, and cattle auctions.
- Travelers from across the country regularly visit Powderly for these events, generating significant traffic and revenue for local businesses, including Rural King.

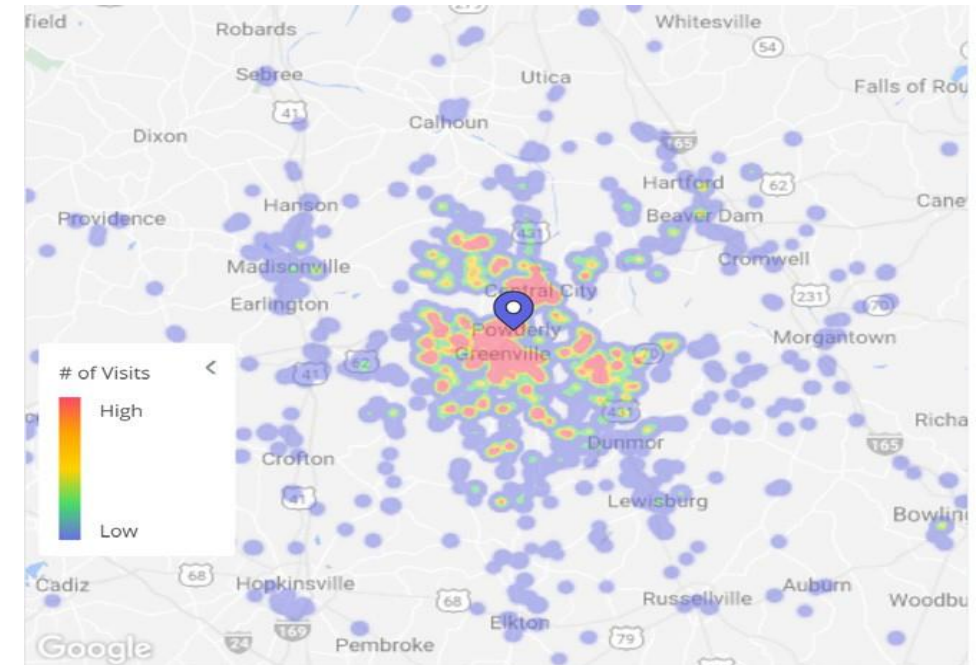


Dominant Retail Location | No Grocery Competition

- Copper Creek accounts for 126,200 square feet of the total 168,000 square feet of retail space in Powderly, representing 75% of the area's retail space.
- The limited retail space in the area virtually eliminates any competitive space for other tenants.
- This Kroger serves a trade area of over 20 miles and is the only grocery store in Powderly, KY.
- The nearest national grocery competitor is the Walmart Supercenter in Central City, KY.

Trade Area Demographics

- **Population:** 21,636
- **Area:** 20+ miles
- **Average Household Income (HHI):** \$61,389



Kroger / U.S. Hwy. 62 E, Powderly, KY, United States | Based on visitor Home Location, by Visits | Jan 1st 2021 to Dec 31st 2021 Data provided by Placer Labs Inc. (www.placer.ai)



RELOCATING
SPACE WILL BE AVAILABLE FOR LEASE IN YEAR 2025

EST'D 1960
x
RURAL KING[®]
AMERICA'S FARM & HOME STORE

\$1 BILLION
ANNUAL REVENUE (2020)

MATTOON, IL
CORPORATE HEADQUARTERS

128+
LOCATION COUNT

PRIVATE
HELD COMPANY

1960
YEAR FOUNDED

Rural King, also known as RK Holdings, LLP, is America's Farm and Home Store, a General Merchandise Store, providing essentials to the communities they serve. More specifically, they provide a broad range of necessities, essential goods, food, feed, seed and other farm and home products. Rural King planted its roots in Mattoon, Illinois in 1960. Since that time, Rural King has added over 100 stores in a thirteen-state area (Alabama, Illinois, Indiana, Kentucky, Tennessee, Ohio, Michigan, Missouri, Pennsylvania, Florida, North Carolina, West Virginia and Virginia). The heart of Rural King is the corporate office, distribution center and flagship store, located in its city of origin, Mattoon IL. They welcome visitors, and encourage them to come in and take part in their 50 year tradition by enjoying a free bag of popcorn and cup of coffee. Their locations have an outstanding product mix with items such as livestock feed, farm equipment, agricultural parts, lawn mowers, workwear, fashion clothing, housewares and toys. Their friendly staff is dedicated to serving customer needs. They pride themselves on providing Every Day Low Prices, along with being the industry leader in product knowledge and customer service

A photograph of a Rural King store at the Copper Creek Shopping Center. The store is a large, single-story building with a beige facade and a red horizontal stripe near the roof. A prominent sign above the entrance reads "Rural King" in a red, cursive font. The parking lot in the foreground is filled with various vehicles, including a red SUV, a white sedan, and a white pickup truck. In the background, there are other commercial buildings and a tall light pole. The sky is bright blue with scattered white clouds.

MARKET

OVERVIEW

COPPER CREEK SHOPPING CENTER

SHOPPING CENTER



KROGER
GAS
STATION

AVAILABLE SPACE
YEAR 2025

US-62
8,653 VPD



COPPER CREEK SHOPPING CENTER

Kroger EST'D 1962
RURAL KING
AMERICA'S PAINT & HOME STORE

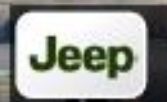
SHOE sensation **SUBWAY**

GOLD RUSH JEWELERS 
UNITED STATES POSTAL SERVICE

Lendmark
Financial Services*

PAPA JOHN'S **RE/MAX**

wf World Finance




 **KY-189**
10,870 VPD

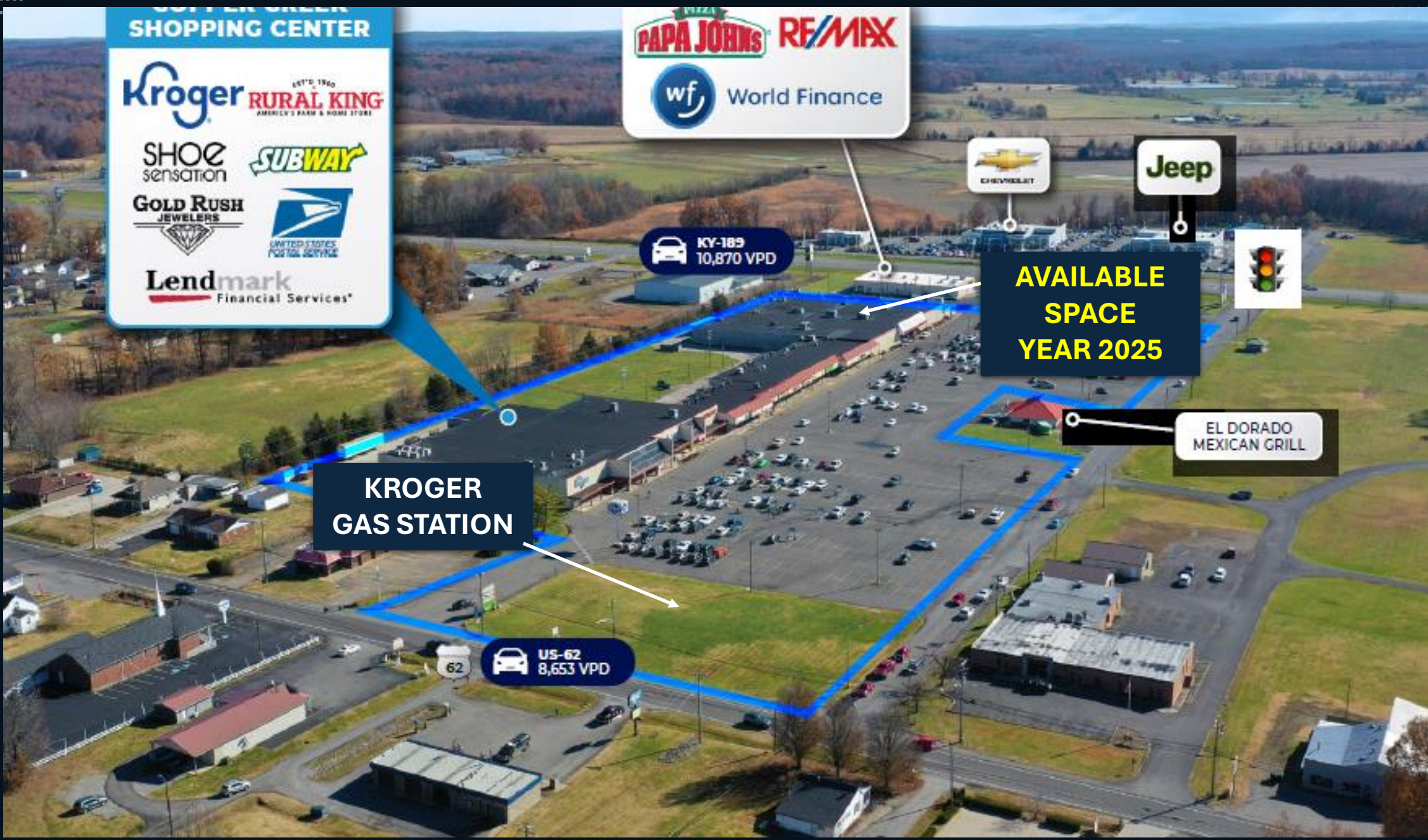
AVAILABLE SPACE YEAR 2025



EL DORADO MEXICAN GRILL

KROGER GAS STATION

 **US-62**
8,653 VPD



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Logos for DG, Pizza Hut, Hardee's, McDonald's, and Sonic.

COPPER CREEK SHOPPING CENTER

Kroger RURAL KING EST'D. 1960 AMERICA'S FARM & HOME STORE

SHOE sensation SUBWAY

GOLD RUSH JEWELERS UNITED STATES POSTAL SERVICE

Lendmark Financial Services*

AVAILABLE SPACE YEAR 2025

KY-189
10,870 VPD

US-62
8,653 VPD

COMBINED HEALTH COMMUNITY DASH

Logos for PAPA JOHN'S, RE/MAX, and World Finance.

KROGER GAS STATION

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DEMOGRAPHIC SUMMARY

POPULATION	5 Mile	7 Miles	10 Miles
2026 Projection			
Total Population	11,748	19,939	26,685
2021 Estimate			
Total Population	11,824	20,056	26,713
2010 Census			
Total Population	12,270	20,725	27,447
2000 Census			
Total Population	12,164	20,958	27,649
Daytime Population			
Total Population	12,164	20,958	27,649
HOUSEHOLDS	5 Mile	7 Miles	10 Miles
2026 Projection			
Total Households	4,639	7,495	10,117
2021 Estimate			
Total Households	4,651	7,516	10,089
2010 Census			
Total Households	4,946	8,085	10,688
2000 Census			
Total Households	4,946	8,085	10,688

HOUSEHOLDS BY INCOME	5 Mile	7 Miles	10 Miles
2021 Estimate			
\$200,000 or More	2.47%	2.16%	2.08%
\$150,000 - \$199,999	3.07%	2.50%	2.34%
\$100,000 - \$149,999	10.60%	9.71%	9.37%
\$75,000 - \$99,999	12.29%	11.73%	11.74%
\$50,000 - \$74,999	20.67%	20.62%	20.69%
\$35,000 - \$49,999	12.32%	13.54%	14.09%
\$25,000 - \$34,999	10.48%	11.11%	11.44%
\$15,000 - \$24,999	10.33%	11.27%	11.27%
\$10,000 - \$14,999	7.93%	7.72%	7.82%
Under \$9,999	9.84%	9.64%	9.17%
2021 Est. Average Household Income	\$63,962	\$60,593	\$59,859
2021 Est. Median Household Income	\$49,064	\$46,915	\$46,356
2021 Est. Per Capita Income	\$26,031	\$23,837	\$23,456
HOUSING UNITS	5 Mile	7 Miles	10 Miles
Occupied Units			
2026 Owner Occupied Housing Units	62.46%	62.52%	64.24%
2026 Renter Occupied Housing Units	22.21%	21.67%	19.45%
2026 Vacant	15.33%	15.81%	16.31%
2021 Owner Occupied Housing Units	62.90%	62.95%	64.69%
2021 Renter Occupied Housing Units	22.26%	21.80%	19.59%
2021 Vacant	15.40%	15.70%	16.16%
2010 Owner Occupied Housing Units	66.79%	66.73%	68.55%
2010 Renter Occupied Housing Units	22.84%	22.47%	20.15%
2010 Vacant	10.36%	10.80%	11.30%





TENANT

COPPER CREEK SHOPPING CENTER

SUITE	TENANT	SQ. FEET	% OF GLA
01	Rural King 	RELOCATING Space Available Year 2025. Space can be divided A- 20,000sf, B-20,000sf & C- 15,552sf	
02	Kroger #873 	34,019	26.96 %
03	Shoe Sensation 	10,069	7.98 %
04	Lendmark Financial 	2,000	1.58 %


TENANTS

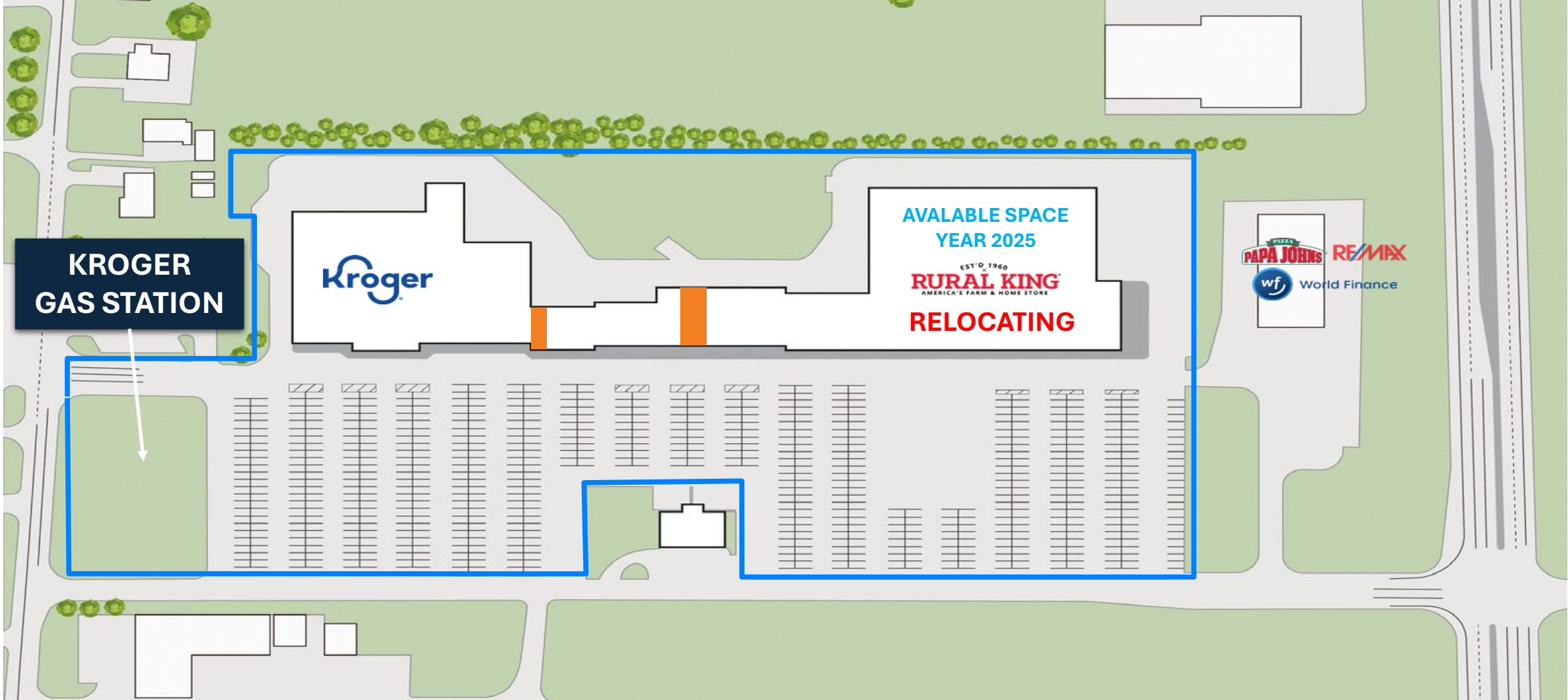
COPPER CREEK SHOPPING CENTER

SUITE	TENANT	SQ. FEET	% OF GLA
05	Noffsinger PT	3,000	2.38 %
06	IDK Restaurant	5,600	4.44 %
07	US Post Office 	2,040	1.62 %
08	Good Yamato	3,200	2.54 %
09	El Dorado	2,600	1.58 %
10	Lovely Nails	1,020	0,81 %
11	Subway 	1,020	0,81 %

TENANTS

COPPER CREEK SHOPPING CENTER

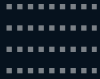
SUITE	TENANT	SQ. FEET	% OF GLA
12	Gold Rush Jewelers 	1,020	0.81 %
13	Vulcan Lending	1,020	0.81 %
14	Hair Salon	1,020	0.81 %
TOTAL OCCUPIED		123,140	100%
TOTAL		126,200	100 %



TENANT ROSTER

01	Rural King (Relocating)	55,552	06	IDK Restaurant	5,600	12	Gold Rush Jewelers	1,020
02	Kroger #873	34,019	07	US Post Office	2,040	13	Vulcan Lending	1,020
03	Shoe Sensation	10,069	08	Good Yamato	3,200	14	Hair Salon	1,020
04	Lendmark Financial	2,000	09	El Dorado	2,600			
05	Noffsinger PT	3,000	10	Lovely Nails	1,020			
			11	Subway	1,020			
							TOTAL OCCUPIED	40,760
							TOTAL VACANT	0
							TOTAL	40,760





OWNERSHIP AND MANAGEMENT

Drawing upon nearly 30 years history and forward -looking leadership team . "Alea properties "cultivates prime office communities. ALEA Properties own and operates one of the largest portfolios of geographically and globally diversified in Africa, United States and Australia. We are committed to our business ethics and relationships . With constant focus to exceed the expectations of our investors, partners and tenants.

**FOR LEASING INFORMATION,
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