

TECHNICAL DUE DILLIGENCE: THE SUPERMARRKET LEGACIY ASSET



INFRASTRUCTURE VERIFICATION

 **Heavy-Duty Power Grid**
3,000 AMPS // 480V 3-PHASE

- 600A Main Discondents.



- ELIMINATES 12-18 MONTH DELAYS.

 **Sanitary & Grease Management**
PRE-INSTALLED // HIGH-CAPACITY

- In-Ground Grease Intereptors.
- 6 Inch Sanitary Mains.
- SAVES +\$100K CAPEX



SITE LOGISTICS & ACCESIBILITY

Logistics Hub

- 53-Foot Semi-Trailer Access.



The Academic Pulse

- 65,000 Students/Faculty.
Aducance Adjucancy

190 FT Linear Frontage
Daily High-Frequency Traffic



MARKET FUNDAMENTALS

 **Expendure Gap**

 **VOID IN GROCERY SUPPLY.**

 **\$94,673 Avg HH Income,**
Discount & Speciality Demand

 **Demographic Strength**
High Discrabiony Spending

 **\$6.67/SF CAM**
0% New Construction

 **Operational Efficiency**

