

**Corporately Backed by AWG:
\$12.3 Billion Annual Sales**

**Riesbeck's[®]
Food Markets**

**A Top Performing Location
According to Placer.ai Data**

JUST REDUCED!



**Grocery/Retail Investment
Offering Memorandum:
Riesbeck's Food Market
2200 June Parkway
Zanesville, OH 43701**



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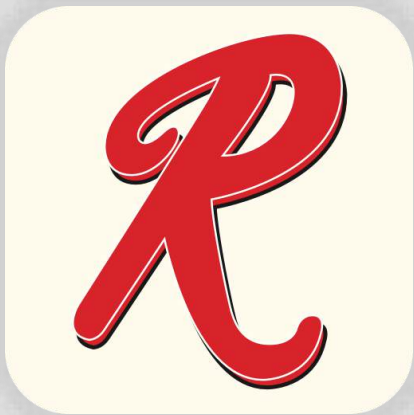


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Riesbeck's Food Market
2200 June Parkway
Zanesville, OH 43701



Investment Summary

Riesbeck's - Zanesville

INVESTMENT HIGHLIGHTS

- **Single-Tenant Grocery Investment Opportunity:** Riesbeck's Food Market with Full Corporate Guarantee by Associated Wholesale Grocers (AWG), the Largest Cooperative Food Wholesaler to Supermarkets and Grocery Stores in the United States
- **AWG:** Over \$12.3 Billion in Annual Sales with Over 3,400 Locations
- **Absolute NNN with ZERO Responsibilities:** Tenant Responsible for Roof and Structure with Build-to-Suit Location (2001) on Over-Sized 7.47-Acre Parcel
- **Attractive 7.80% CAP:** 9 Years of Term Remaining with Strong Commitment and Success Having 33 Years of Committed Tenancy
- **One of Top Locations for Sales in Entire Chain** According to Placer.ai Report
- **Positive Sale Growth Trend with Year-Over-Year Increase:** 30% Sales Growth Since 2019 and 6% Year-Over-Year Sales Growth
- **Highly Visible with Excellent Frontage and High Traffic (Approx. 35,000 VPD)** at Signalized Corner Location Directly In Front of the Store at Main Intersection
- **Riesbeck's Food Market's Chain Operating for Over 98 Years** with 16 Regional Locations
- **Growing City with Grocery Necessity:** Ideal Demographics with Average Household Incomes of Approximately \$73,000 Within a 5-Mile Radius
- **Advantageous Location 52 Miles East of Columbus (Currently the 14th Most Populous City in the United States):** Part of the Columbus-CSA with Over 2.51M People and One of the Fastest Growing MSAs in the Country
- **Surrounded by Rooftops, Other Complimentary Users and Retailers (BMW, Zane Plaza Shopping Center, Sheetz, Huntington Bank & More) Restaurants and Schools**
- **Largest Regional Employer Located in Zanesville:** Genesis Hospital, Part of the Genesis Healthcare System (4,000+ System-Wide Employees) with 260-Beds, 2,800 On-Site Employees Supports Zanesville and the Surrounding Communities
- **Direct Vicinity of Major Employers:** Halliburton (560 Employees), Bimbo Bakery (450 Employees), Owens-Illinois, Inc. (400+ Employees), Dollar General Distribution Center (Approx. 950 Employees), AutoZone Distribution Center (650 Employees), Muskingum County Government (Zanesville County Seat = 940 Employees), Spectrum Call Center (560+ Employees), Shelly & Sands (500 Employees), Along with Strong Presence from Nestle Purina, Fanatics Inc., Ridge Corporation, Cleveland Cliffs Inc., Avon, Inc., and Kellogg's
- **Zanesville Named "Second Most Charming Small Town in USA" and #4 in North America**



Investment Highlights



LOCATION OVERVIEW

Zanesville, the county seat of Muskingum County is a charming, historic community swarming with fascinating attractions and treasures. From unique shopping and excellent dining to insightful manufacturing tours and the friendly spirit of middle-America. Zanesville offers the hospitality of the heartland and a destination unlike any other! A three-way bridge called the "Y-Bridge" spans the confluence of the Licking and the Muskingum Rivers. Listed on the National Register of Historic Places, it is one of few bridges of its type in the United States. Located just 52 miles east of Columbus, the suburb is thriving on its own, but benefits from all of the attributes of the state capital.

The City of Zanesville is filled with rich history, vibrant present growth, and a bright future. Much of this can be seen through the residents of Zanesville and Muskingum County's diverse workforce. The sectors of health care, education, manufacturing, and retail sales are the largest employers. Zanesville is home to the largest regional employer with Genesis Hospital located in the city, part of the Genesis Healthcare System with over 4,000 system-wide employees, including 300+ physicians. The 260-bed hospital supports Zanesville and the surrounding communities and employs 2,800. The manufacturing sector includes Halliburton, one of the world's largest providers of products and services for the ever-evolving needs of the energy industry. The facility boasts over 560 employees. Bimbo Bakery (450 employees) and Owens-Illinois, Inc. (400+ employees) are also large manufacturing companies in the region, while major distribution centers for Dollar General (approximately 950 employees) and AutoZone (650 employees) have made the region home. Additionally, the county government located in Zanesville has 940 employees. An inbound call center for Spectrum employs 560+ people and Shelly & Sands also employs 500. Nestle Purina, Fanatics Inc., Ridge Corporation, Cleveland Cliffs Inc., Avon, Inc., and Kellogg's also have a notable presence in the county.

Located in nearby New Concord, Muskingum University has 2,600 students and 450 employees on campus, while Zane State College just 4.8 miles north of the featured grocer has 3,444 students and over 240 employees. Zanesville is also home to Ohio University Zanesville Campus with 1,000 students and 120 employees. With the number of students and employees in and around Zanesville, the grocery location is sure to be a success and is poised to be a great long-term asset for an investor.

Although Zanesville is a destination point for employers, the area also boasts unbeatable attractions. The Conference & Welcome Center offers two versatile and spacious exhibit/banquet halls, an executive boardroom, a flexible conference/training room, and a 45-seat presentation theatre. Additionally, Zanesville Museum of Art, Y Bridge Cultural Arts Center, Zanesville Pottery, The Alpacas of Spring Acres and man, many more are highly visited attractions drawing people to the Zanesville area daily.

Being part of the 2.51 million population of the Columbus MSA, the area benefits from the unbelievable population density, major employers and large city attractions. The State of Ohio, The Ohio State University, and the United States Government account for an estimated 80,000 to 90,000 employees. Then add in the Columbus City Schools, the City of Columbus, and Franklin County, the estimated number of employees swells to well over 120,000 in the immediate region.



Notable Regional Employers



Location Overview



Dollar General



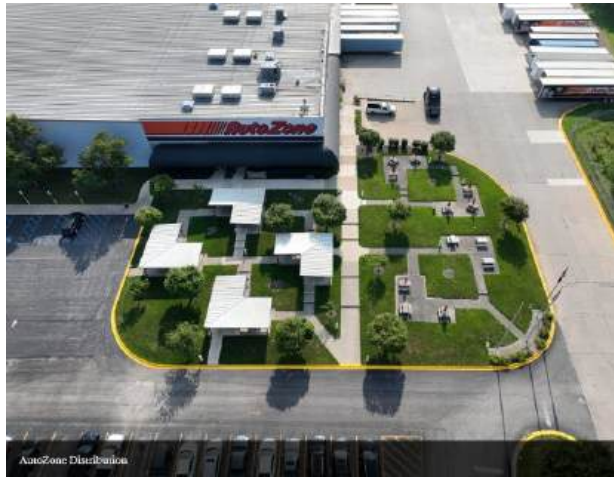
Genesis Healthcare System



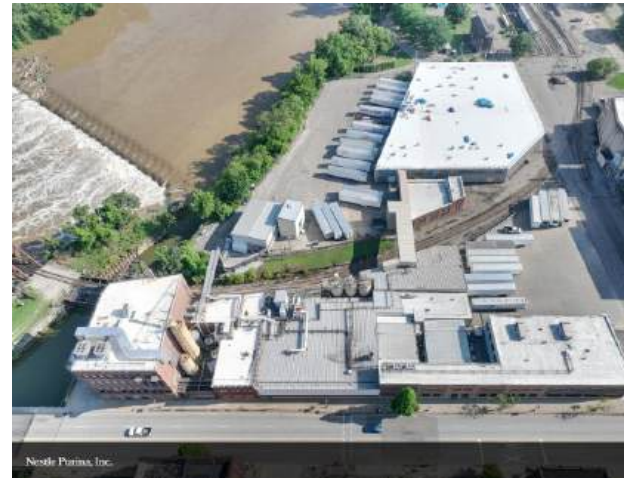
Kellogg's, Inc.



Spectrum



AutoZone Distribution



Nestle Purina, Inc.



Ridge Corporation



Kanzas



Bimbo Bakeries

OFFERING SUMMARY

Reduced Price:	\$6,960,000
Gross Leasable Area:	54,308 S.F.
NOI:	\$543,000
CAP Rate:	7.80%
Year Built:	2000/2001
Lot Size:	7.47 Acre
Foundation:	Concrete
Exterior:	Brick/Block
Roof:	Original

Financial Data

Rental Income:	\$570,000
Reimbursements:	\$0
Gross Potential Rental Income:	\$570,000
Sub-Lease/Annual LL Expenses*:	(\$27,000)
NOI:	\$543,000

* Per lease agreement, Landlord pays Riesbeck's \$2,250/month to reimburse them for the monthly fee they pay AWG for the right to sublease.

Riesbeck's® Food Markets



TENANT SUMMARY

Tenant Name:	Riesbeck's Food Market
Corporate Guaranty*:	Associated Wholesale Grocers, Inc (AWG)
Lease Type:	Absolute Triple Net
Remaining Lease Term:	9 Years
Tenant Since:	2000
Commencement Date:	10/1/2013
Lease Expiration Date:	9/30/2033
Rental Increases:	None
Option to Extend:	(4) 5-Yr.
Options to Terminate:	None
Right of First Refusal:	None
Roof:	Tenant Responsibility
HVAC:	Tenant Responsibility
Parking Lot Repairs & Maintenance:	Tenant Responsibility
Common Area Maintenance:	Tenant Responsibility
Real Estate Taxes:	Tenant Responsibility
Insurance:	Tenant Responsibility
Structure:	Tenant Responsibility

Tenant Base Rent Schedule

	Monthly	Annual	PSF
Current:	\$47,500.00	\$570,000.00	\$10.50
Option 1:	\$48,800.00	\$585,600.00	\$10.78
Option 2:	\$40,000.00	\$480,000.00	\$8.84
Option 3:	\$43,000.00	\$516,000.00	\$9.50
Option 4:	\$46,300.00	\$555,600.00	\$10.23





Associated Wholesale Grocers



Property Name: Riesbeck's Food Markets
 Corporate Guaranty: Associated Wholesale Grocers (AWG)
 Property Address: 2200 June Parkway
 Zanesville, OH 43701
 Property Type: Absolute NNN
 Rentable Area: 54,308 S.F.
 # of Total Locations: 16 Riesbeck's
 3,400 AWG Locations
 Across 36 States
 # of Employees: 1,260 Riesbeck's
 AWG Headquarter: Kansas City, KS
 Riesbeck's Headquarter: St. Clairsville, OH
 Websites: riesbeckfoods.com
 awginc.com

Riesbeck's Food Markets, Inc. is a private American chain of 16 grocery stores in Ohio and West Virginia. The company was founded in 1925 and is headquartered in St. Clairsville, Ohio. Riesbeck's sells groceries, bakery items, dairy, deli, frozen foods, meat, produce, seafood, snacks, and pharmacy products. Five of its stores also have pharmacies.

Now corporately guaranteed by, Associated Wholesale Grocers, Inc. (AWG), the nation's largest cooperative food wholesaler to independently owned supermarkets, serving 1,100 member companies and 3,400 locations throughout 6 states from 9 wholesale division support centers. Sales for AWG in 2023 were \$12.4 billion (consolidated). In addition to its cooperative wholesale operations, the company also operates subsidiary companies that provide certain real estate/supermarket development and pharmacy products.

Source: riesbeckfoods; awginc.com

Tenant Overview

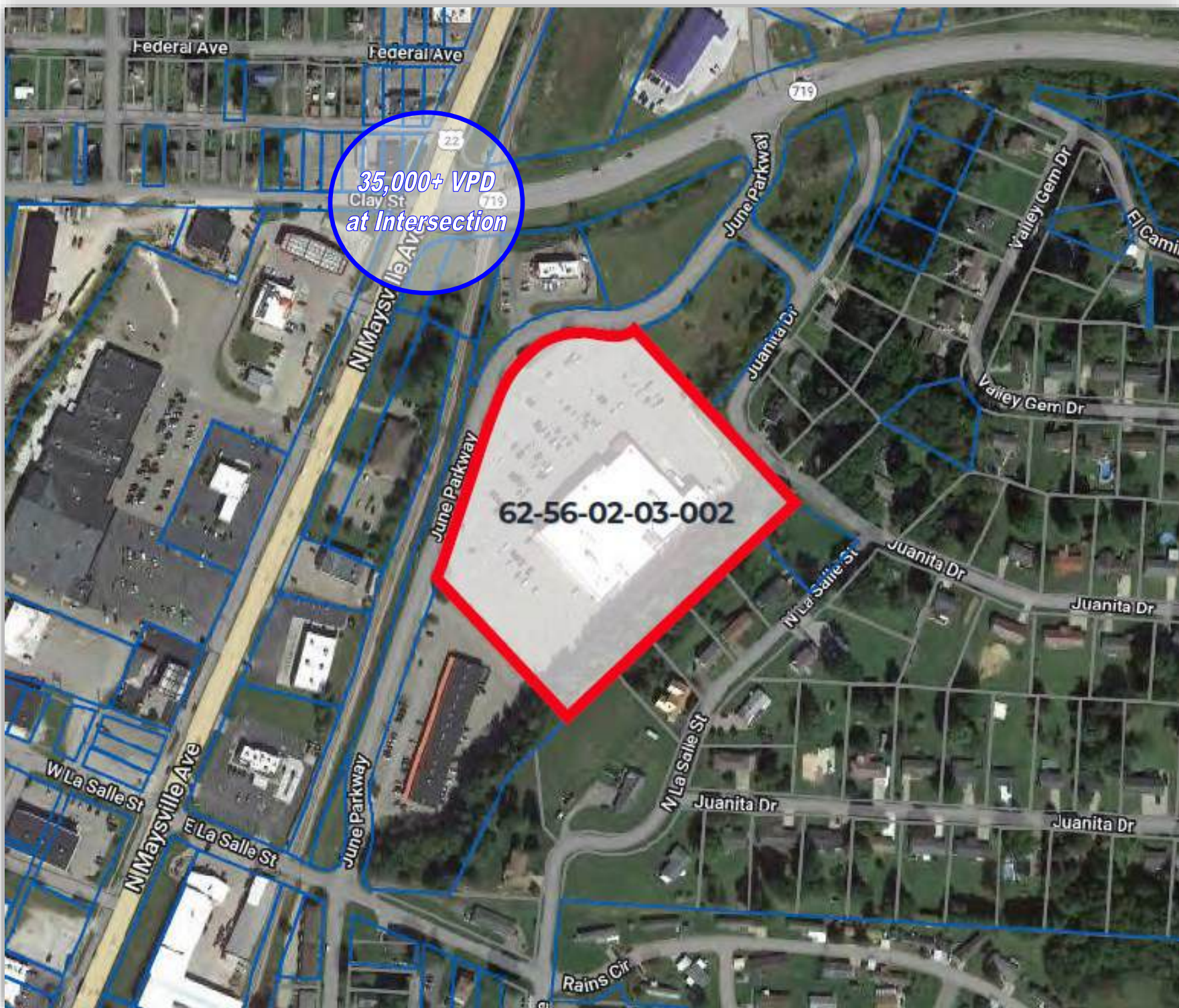


... Employee Owned, Family Grown ...





Property Analysis



35,000+ VPD
at Intersection

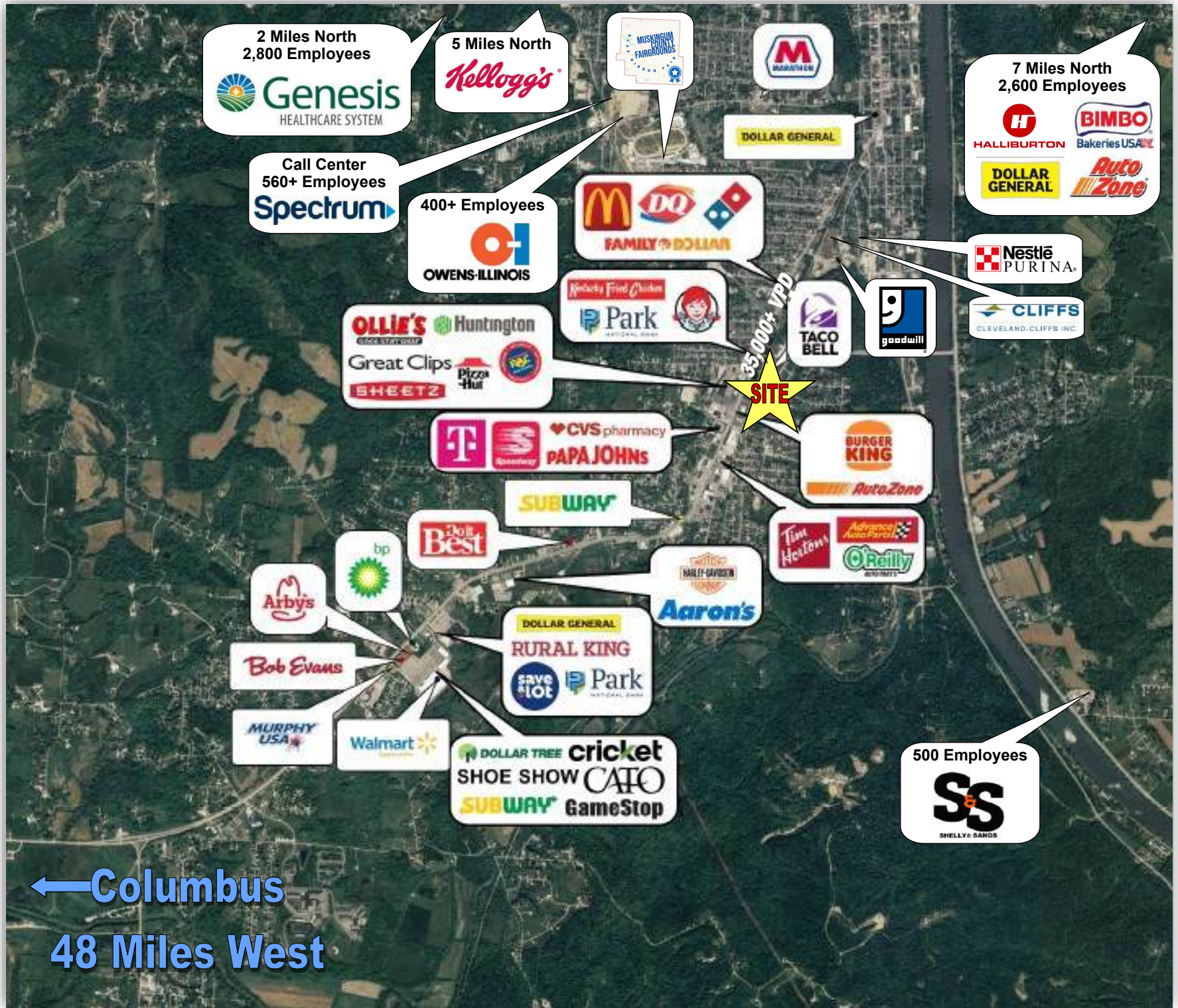
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Site/Parcel Plan



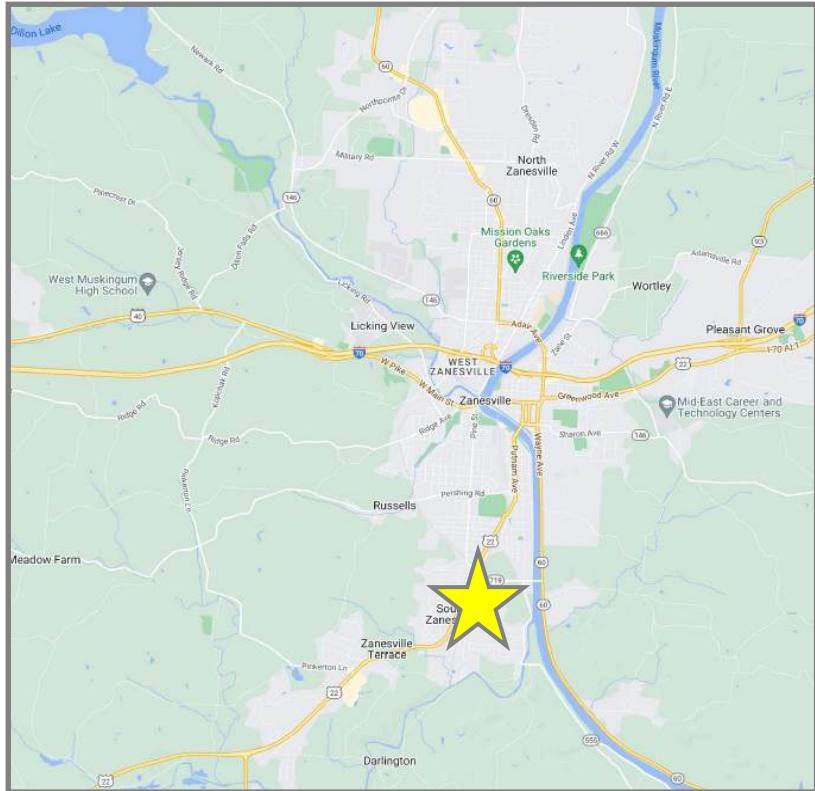
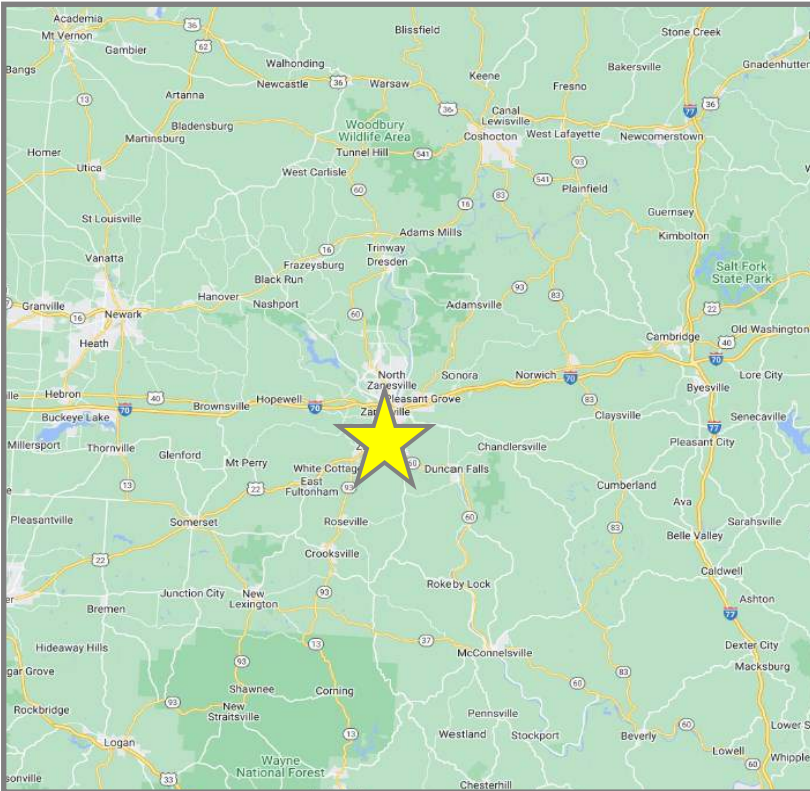
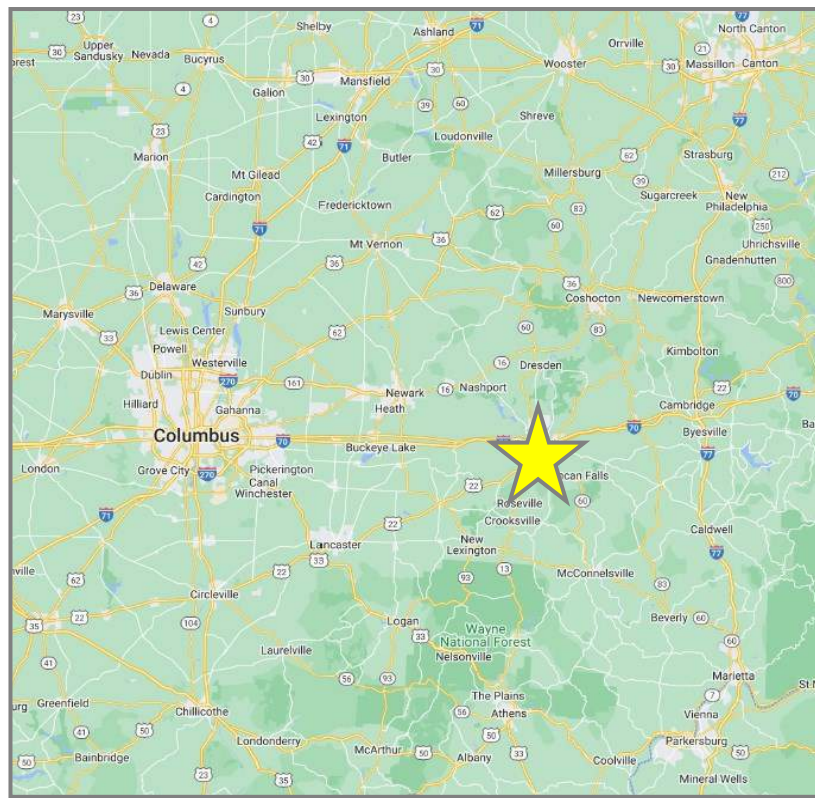
Aerial



← Columbus
48 Miles West



Location Maps





2200 June Parkway Zanesville, OH 43701	1 mi radius	3 mi radius	5 mi radius	10 mi radius	15 mi radius
Population					
2024 Estimated Population	5,890	23,214	39,377	69,163	91,619
2024 Median Age	39.3	37.7	38.6	40.2	40.3
Households					
2024 Estimated Households	2,535	9,575	16,532	29,151	37,898
2010 Census Households	2,506	9,521	16,426	28,255	36,589
Race and Ethnicity					
2024 Estimated White	90.8%	87.2%	88.4%	90.7%	91.9%
2024 Estimated Black or African American	4.7%	7.1%	6.3%	4.6%	3.7%
2024 Estimated Asian or Pacific Islander	0.2%	0.2%	0.4%	0.5%	0.5%
2024 Estimated American Indian or Native Alaskan	-	0.1%	0.1%	0.1%	0.1%
2024 Estimated Other Races	4.3%	5.3%	4.8%	4.1%	3.8%
2024 Estimated Hispanic	1.1%	1.4%	1.4%	1.3%	1.2%
Income					
2024 Estimated Average Household Income	\$73,182	\$65,020	\$72,916	\$87,034	\$88,487
2024 Estimated Median Household Income	\$54,589	\$48,727	\$55,056	\$64,177	\$65,637
2024 Estimated Per Capita Income	\$31,511	\$26,889	\$30,721	\$36,759	\$36,664
Education (Age 25+)					
2024 Estimated High School Graduate	44.3%	43.0%	41.2%	39.0%	38.9%
2024 Estimated Some College	18.4%	20.3%	19.7%	18.9%	18.4%
2024 Estimated Associates Degree Only	9.4%	8.9%	10.1%	10.4%	10.8%
2024 Estimated Bachelors Degree Only	13.3%	11.5%	13.1%	14.4%	14.9%
2024 Estimated Graduate Degree	5.2%	4.8%	6.2%	9.0%	8.6%
Business					
2024 Estimated Total Businesses	170	822	1,618	2,314	2,635
2024 Estimated Total Employees	1,272	8,967	18,307	25,257	27,678
2024 Estimated Employee Population per Business	7.5	10.9	11.3	10.9	10.5
2024 Estimated Residential Population per Business	34.7	28.2	24.3	29.9	34.8



DISCLOSURE, CONFIDENTIALITY & DISCLAIMER

CONFIDENTIALITY AGREEMENT

The information within this Offering Memorandum will set forth an understanding regarding the relationship between the Recipient of this package (the "Recipient") and The Cooper Group and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating and/or purchasing this property (the "Property"). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data information and any other similar information provided by The Cooper Group which relates to the Property (collectively, the Confidential Information), whether said information was transmitted orally, in print, in writing or by electronic media is confidential in nature and is not to be copied to any party without the prior consent of The Cooper Group. The Recipient acknowledges and agrees that the Confidential Information is of such a confidential nature that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient's organization with a "need to know" and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of The Cooper Group and that all such information will be returned to The Cooper Group upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidentiality, to The Cooper Group. Other than The Cooper Group, recipient agrees that neither Recipient nor The Cooper Group shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introductions of potential investors and receive written acknowledgment from The Cooper Group for representation to be recognized. This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

DISCLOSURE & DISCLAIMER

The Memorandum contains selected information pertaining to the property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property, to be all-inclusive or to contain all or part of the information which perspective Recipients may require to evaluate the purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the economy, market conditions, competition and other factors beyond the control of the owner or The Cooper Group. All references disclosed herein related to acreage, square footages and/or other measurements may be approximations and the best information available. The summaries of information included herein do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Photos herein are the Property and respective owners and use of these images without the express written consent of the owner is prohibited.

The owner and the Cooper Group expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or terminate discussions with any entity and any time with or without notice which may arise as a result of review of this Memorandum.

Neither the owner or the Cooper Group, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or its contents; and you are to rely solely on your investigators and inspections of the property in evaluating a possible purchase of the Property. The information contained in this document has been obtained from sources to be reliable. While the Cooper Group does not doubt its accuracy, the Cooper Group has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the Property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors.

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