



# Martin's Super Market

865 E Jefferson Street  
Plymouth, IN 46563





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## Martin's Super Market

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LOCATION OVERVIEW

## Martin's Super Market

865 E Jefferson Street  
Plymouth, IN 46563



**GOMEZ**GROUP

### Year Built:

1989

### Year Renovated:

2021

(New Roof w/ 8-Year Warranty)

### Land:

5.14 Acres  
(223,976 SqFt)

### Bldg:

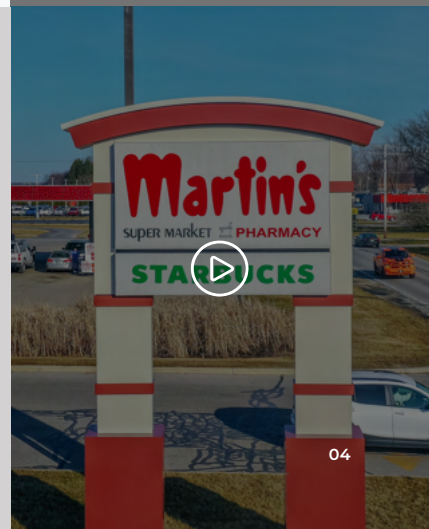
47,677 SqFt

### Frontage:

327' on E Jefferson Street

### Parking:

240 Surface Spaces





- ❏ Corporate Backed Lease Guaranteed by SpartanNash (NASDAQ: SPTN)
- ❏ Over 13,900+ 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

- Massive 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](#)

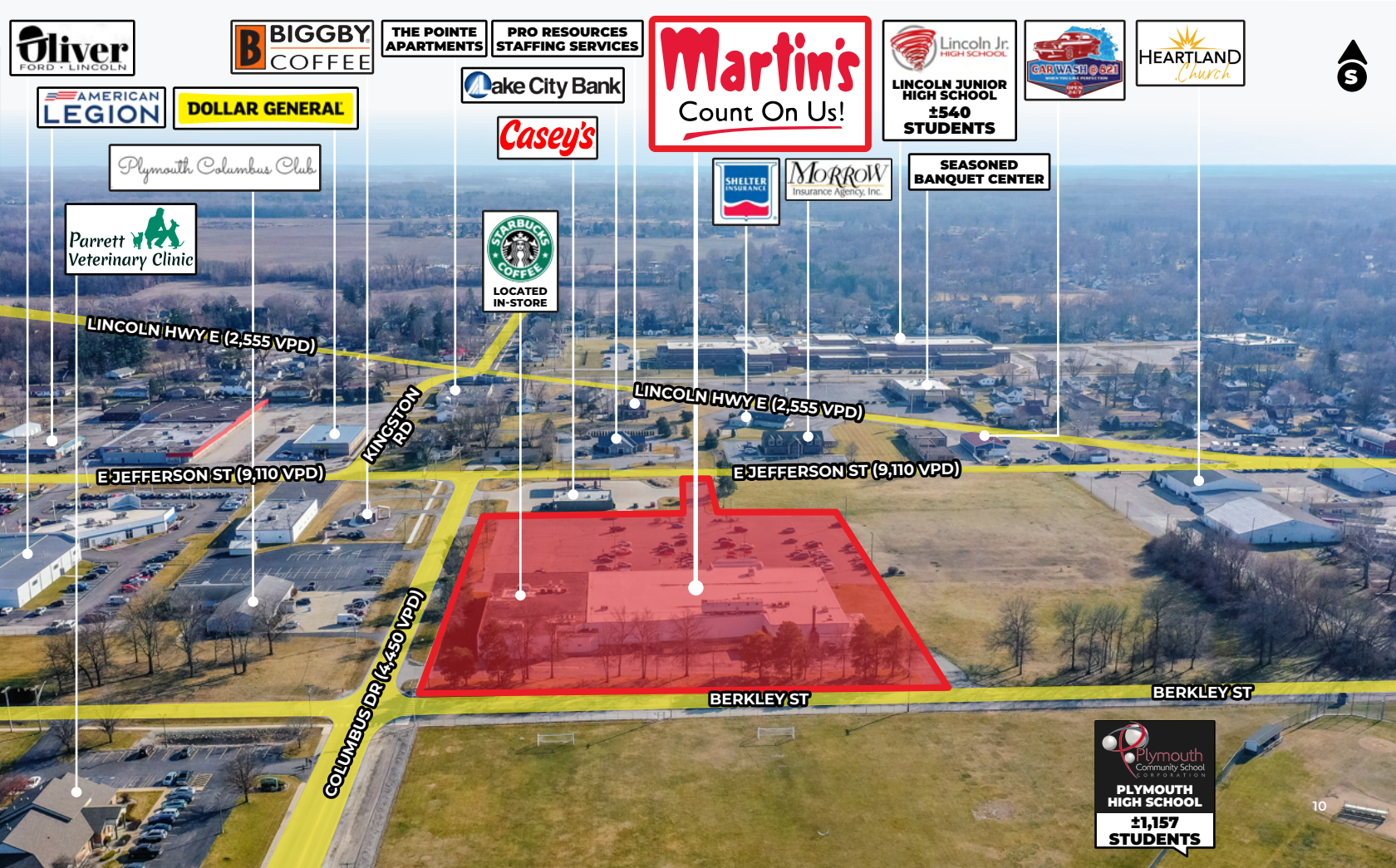


- Within 1.2 Miles of Several National Retailers such as CVS, Walgreens, AutoZone Auto Parts, Dollar General, O'Reilly Auto Parts, Planet Fitness, and More
- Directly Adjacent to Plymouth High School with  $\pm 1,157$  Average Annual Student Enrollment
- Numerous Hotels with Over 430+ Rooms Combined in a 3 Mile Radius
- Less than 1 Mile from Riverside Commons, a Housing Development with 40 Units - Construction Completed in May 2024









THE POINTE  
APARTMENTS

PRO RESOURCES  
STAFFING SERVICES

LINCOLN JUNIOR  
HIGH SCHOOL  
±1540  
STUDENTS

Plymouth Columbus Club

Casey's

  
LOCATED  
IN-STORE

MORROW  
Insurance Agency, Inc.

SEASONED  
BANQUET CENTER

LINCOLN HWY E (2,555 VPD)

E JEFFERSON ST (9,110 VPD)

KINGSTON  
RD

LINCOLN HWY E (2,555 VPD)

E JEFFERSON ST (9,110 VPD)

COLUMBUS DR (4,450 VPD)

BERKLEY ST

BERKLEY ST

  
PLYMOUTH  
HIGH SCHOOL  
±1,157  
STUDENTS

**Super 8**  
59 ROOMS

**Walmart**  
Supercenter

Applebees  
Great Clips  
Wendy's

**PILGRIM PLACE SHOPPING CENTER**  
2.8 MILES

**DOLLAR TREE**  
**JOANN**  
**H&R BLOCK**  
**maurices**

**bealls**  
**TRACTOR SUPPLY CO**  
**Bob Evans**  
**SHOE SHOW**

**petco**  
**AT&T**  
**Arby's**

**Martin's**  
Count On Us!

**CVS**  
**Wagyu's**  
**Advance Auto Parts**  
**Little Caesars**  
**O'Reilly AUTO PARTS**

**Auto Zone**  
**Culver's**  
**ACE Hardware**  
**DOLLAR GENERAL**

**McDonald's**  
**Pizza Hut**  
**BURGER KING**  
**TACO BELL**

**Holiday Inn**  
72 ROOMS

**Comfort SUITES**  
60 ROOMS

**Economy Inn**  
87 ROOMS

**Plymouth**  
**PLYMOUTH MUNICIPAL AIRPORT**



**Plymouth Community School**  
**PLYMOUTH HIGH SCHOOL**  
±1,157 STUDENTS



**Jefferson**  
**JEFFERSON ELEMENTARY SCHOOL**

**Parrett Veterinary Clinic**

BAKER ST

BAKER ST

BERKLEY ST

**STARBUCKS COFFEE**  
LOCATED IN-STORE

*Plymouth Columbus Club*

COLUMBUS DR (4,450 VPD)

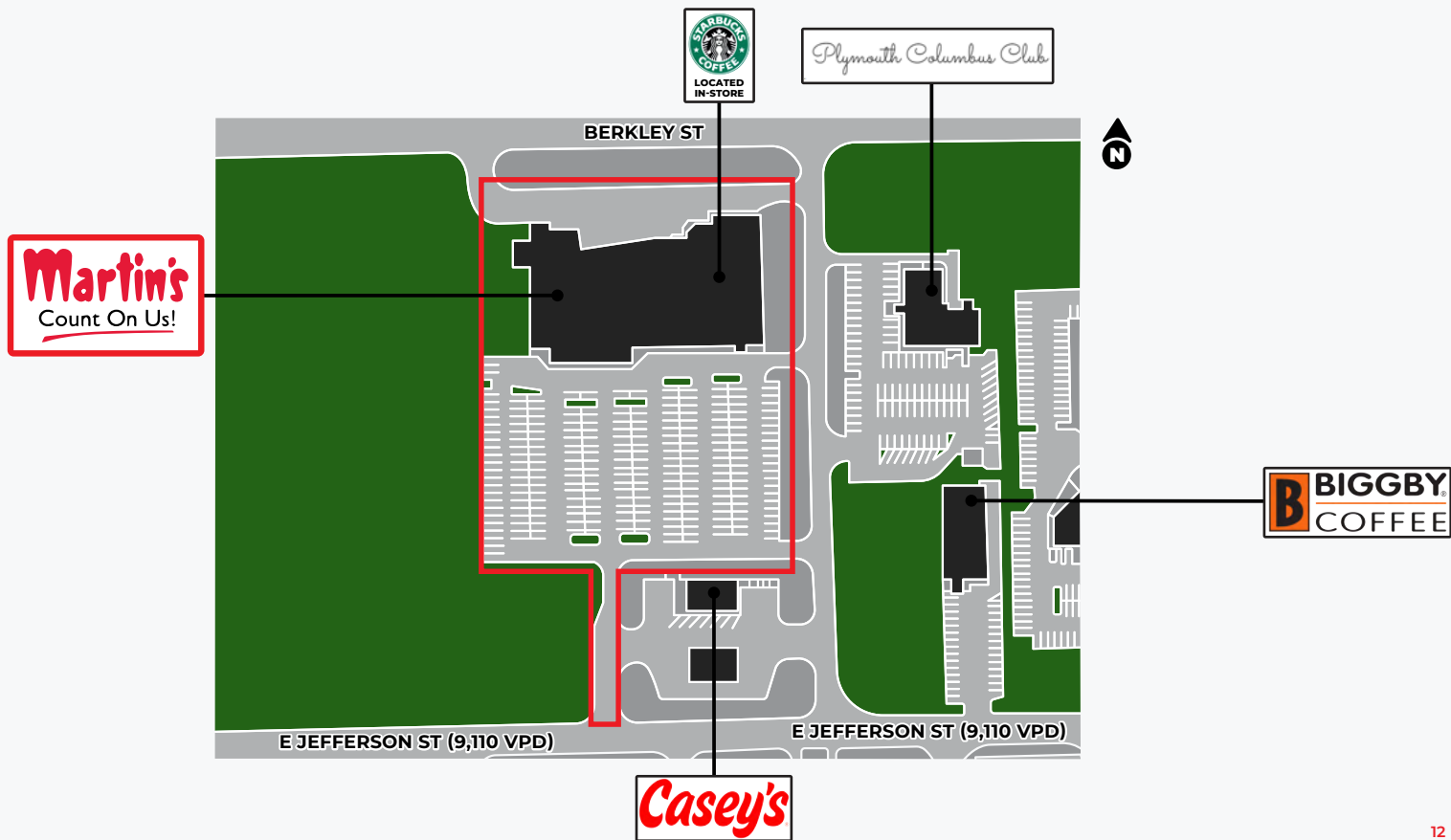
BERKLEY ST

JEFFERSON ST (9,10 VPD)

COLUMBUS DR (4,450 VPD)

**Casey's**

► SITE PLAN: MARTIN'S SUPER MARKET



 PIONEER

**PILGRIM PLACE SHOPPING CENTER**  
2.8 MILES

 **DOLLAR TREE**  
 **JOANN**  
 **H&R BLOCK**  
 **maurices**

 **bealls**  
 **TRACTOR SUPPLY CO**  
 **Bob Evans**  
 **SHOE SHOW**

 **P**  
 **Petco**  
 **goodwill**  
 **AT&T**  
 **Arbys**

 **Holiday Inn**  
72 ROOMS

**Economy Inn**  
87 ROOMS

**Martin's**  
Count On Us!



 **Walmart**  
Supercenter

 **Applebee's**

**Great Clips**

 **Love's**

U.S. HWY 30 (15,060 VPD)

 **Wendy's**

 **J**

 **ZENTIS**

 **FAMILY STORES**

 **WIERS**

N OAK DR

 **AMERICAN CONTAINERS, INC.**

 **LOWE'S**

 **Plymouth**  
CHRISTIAN

 **Comfort SUITES**  
60 ROOMS

U.S. HWY 30 (15,060 VPD)

 **Planet Fitness**

 **Kroger**

 **ACE Hardware**

 **Super 8**  
59 ROOMS

 **TACO BELL**

**T Mobile**

 **Culver's**

 **McDonald's**

 **O'Reilly**  
AUTOPARTS

 **JEFFERSON ELEMENTARY SCHOOL**

30

U.S. HWY 30 (15,060 VPD)

 **RIVERSIDE INTERMEDIATE SCHOOL**

**RIVERSIDE COMMONS**  
CONSTRUCTION COMPLETED IN MAY 2024

BAKER ST

 **Plymouth Community School**  
**PLYMOUTH HIGH SCHOOL**  
21,157 STUDENTS

 **Pregis**  
APPROX. 240 EMPLOYEES

 **BOURBON**  
Pubs

 **DQ**  
Grill & Chill

 **Washington**  
WASH. COUNTY OFFICE

 **SAINT JOSEPH HEALTH SYSTEM**  
2200 EMPLOYEES

W JEFFERSON ST (11,836 VPD)

**DOLLAR GENERAL**

 **ups**

 **Source Bank**

E JEFFERSON ST (9,110 VPD)

**DOLLAR GENERAL**

 **Oliver**  
FORD LINCOLN

COLUMBUS DR  
(4,450 VPD)

U.S. HWY 31 (18,700 VPD)

 **Lincoln Jr. High School**  
**LINCOLN JUNIOR HIGH SCHOOL**  
2,540 STUDENTS

PIONEER DR

PIONEER DR



**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**

**±8 Years**

**Options**

**Two 5-Year**

**Increases**

**None**

*\*Landlord Responsible for Roof & Structure*



TENANT	LEASE TYPE	AREA	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
<b>Martin's Super Market</b>	NNN*	47,677	03/27/2000	03/26/2033	\$150,000	\$3.14	—	—	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. In Q4 2024, driven by the increase in volume in the retail segment, SpartanNash net sales increased 0.7% to \$2.26B.



### MARTIN'S LOCATIONS

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### MARTIN'S 2023 REVENUE

\$300MM



### MARTIN'S EMPLOYEES

3,500+



### SPARTANNASH REVENUE

\$9.55B (as of 2024)



## 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 Plastics 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

2024 Population	5,858	14,512	18,093
2029 Population Projection	5,937	14,642	18,224
Annual Growth 2024-2029	0.3%	0.2%	0.1%
Median Age	38	38.1	39.2
Bachelor's Degree or Higher	19%	21%	22%

► HOUSEHOLDS

1  
MILE

3  
MILE

5  
MILE

2024 Households	2,432	5,558	6,889
2029 Household Projection	2,458	5,597	6,926
Annual Growth 2024-2029	0.2%	0.1%	0.1%
Owner Occupied Households	1,416	3,678	4,848
Renter Occupied Households	1,043	1,919	2,079
Avg Household Size	2.3	2.5	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$63MM	\$154.1MM	\$198.8MM

► INCOME

1  
MILE

3  
MILE

5  
MILE

Average Household Income

\$62,885

\$68,871

\$72,031

Median Household Income

\$48,731

\$49,686

\$53,593

► HOUSING

Median Home Value

\$118,142

\$148,359

\$159,924

Median Year Built

1973

1979

1978



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