DARK CHILI'S

855 E Kemper Rd | Cincinnati, OH 45246

Retail
Investment Opportunity
Offering Memorandum

For Sale & For Lease

Representative Photo

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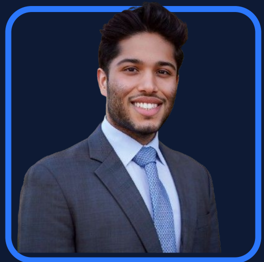

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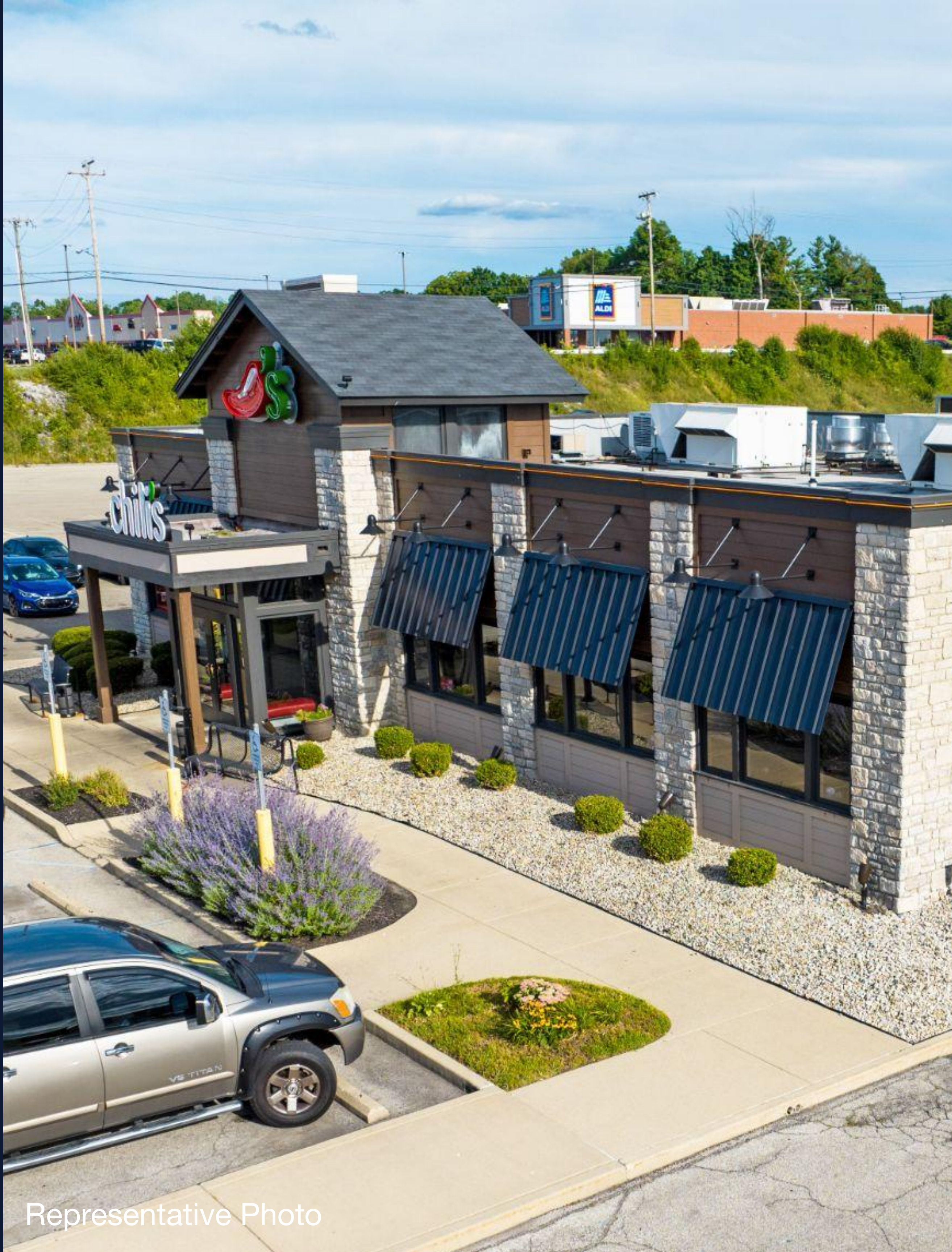

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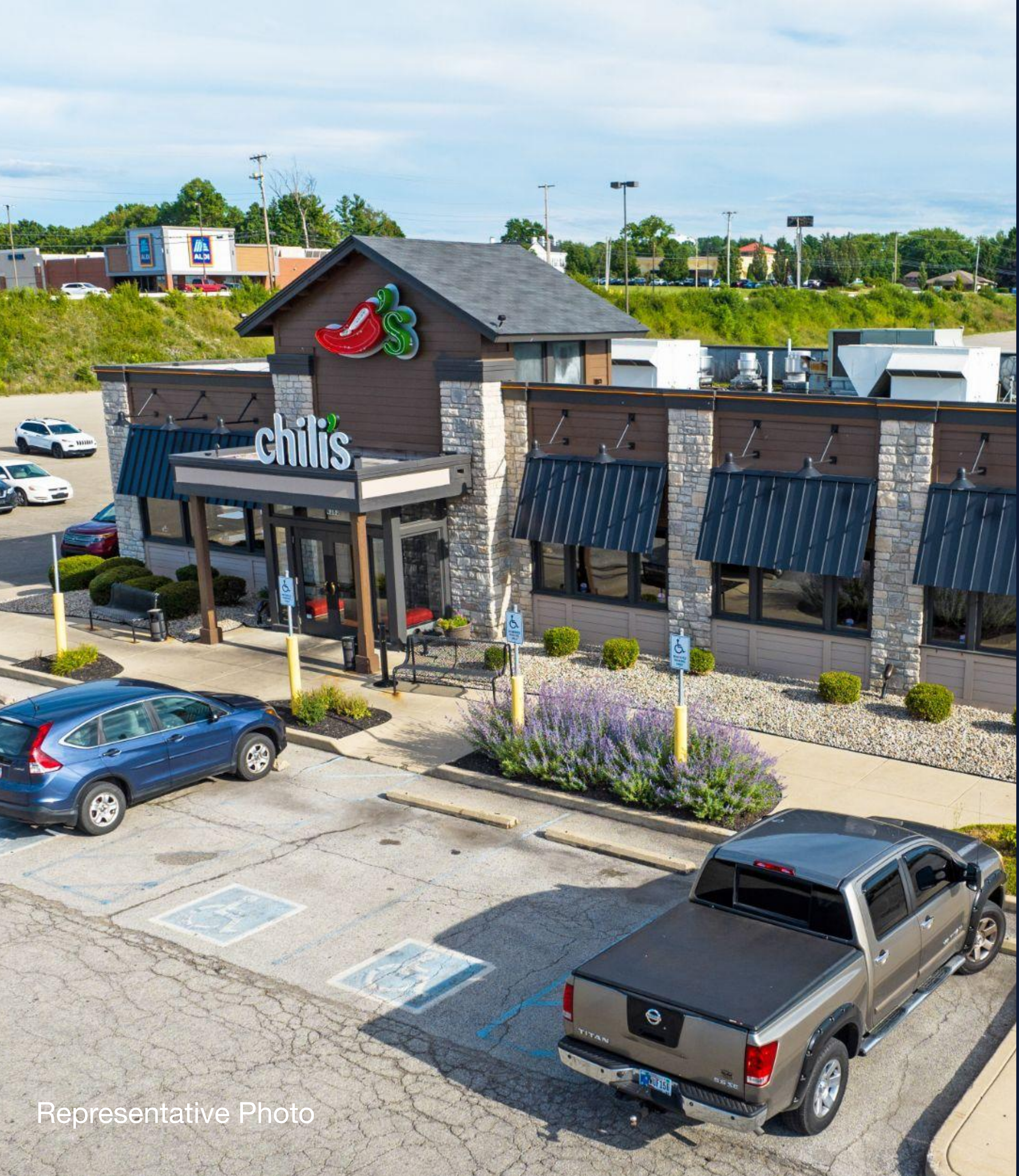

Representative Photo

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PROPERTY OVERVIEW

Dark Chili's
855 E Kemper Rd Cincinnati, OH 45246

INVESTMENT HIGHLIGHTS

- **In-Place Income:** 1.7 years of rent is being paid through October 31, 2027, providing near-term cash flow while ownership secures a replacement tenant or repositions the asset.
- **Major Retail Corridor:** Located in the heart of North Cincinnati's strongest retail node, the property is surrounded by premium national tenants such as Walmart Supercenter, Sam's Club, Target, Lowes, ALDI, Best Buy, Marshalls, Chick-fil-A, Applebee's, Jersey Mike's, O'Reilly Auto Parts, Tractor Supply, and Harris Teeter. The area has proven national tenancy and established consumer demand.
- **High Traffic Location with Immediate I-275 Access:** Positioned along Kemper Road with strong daily traffic and direct connectivity to I-275, providing visibility, access, and consistent consumer flow.
- **Cincinnati MSA:** Situated within the greater Cincinnati MSA, a stable and economically diverse metro supporting long-term retail demand and national tenant expansion. There are more than 700,000 people in a 10-mile radius and average household income north of $100,000.

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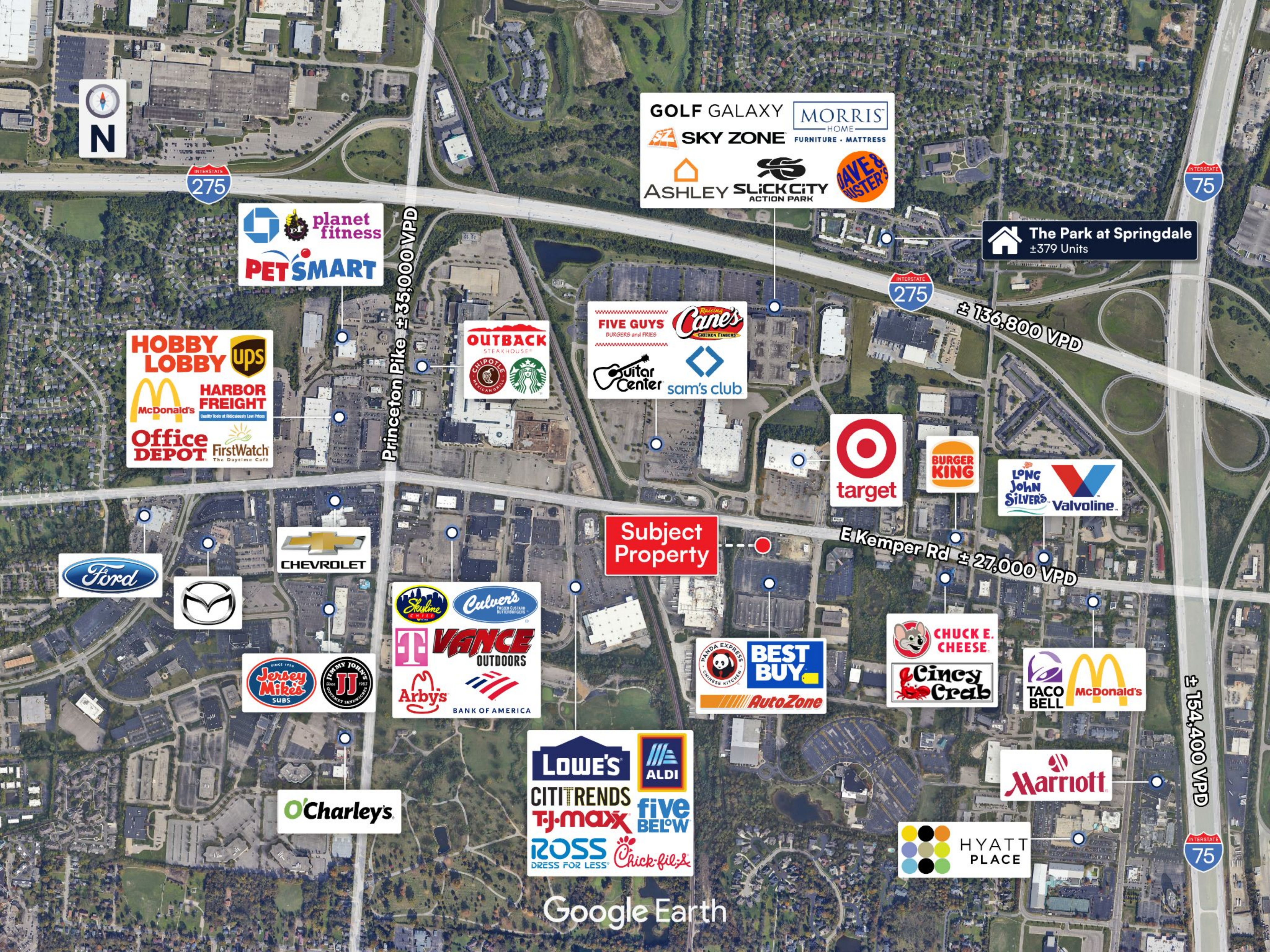


N
275
75
GOLF GALAXY
MORRIS HOME FURNITURE • MATTRESS
SKY ZONE
ASHLEY
SLICK CITY ACTION PARK
DAVE & BUSTER'S
The Park at Springdale
±379 Units
planet fitness
PETSMART
Princeton Pike ± 35,000 VPD
± 136,800 VPD
HOBBY LOBBY
ups
McDonald's
HARBOR FREIGHT
Office DEPOT
FirstWatch The Daytime Café
OUTBACK STEAKHOUSE
CHIPOTLE MEXICAN GRILL
FIVE GUYS BURGERS and FRIES
Raising Cane's CHICKEN FINGERS
Guitar Center
sam's club
target
BURGER KING
LONG JOHN SILVERS
Valvoline
Subject Property
E Kemper Rd ± 27,000 VPD
Ford
CHEVROLET
Skyline CHILI
Culver's
T
VANCE OUTDOORS
Arby's
BANK OF AMERICA
Jersey Mike's SUBS
JIMMY JOHN'S
PANDA EXPRESS CHINESE KITCHEN
BEST BUY
AutoZone
CHUCK E. CHEESE
Cincy Crab
TACO BELL
McDonald's
± 154,400 VPD
LOWE'S
ALDI
CITITRENDS
TJ·maxx
five BELOW
ROSS DRESS FOR LESS
Chick-fil-A
Marriott
O'Charley's
HYATT PLACE
Google Earth

855 E Kemper Rd
Cincinnati, OH 45246

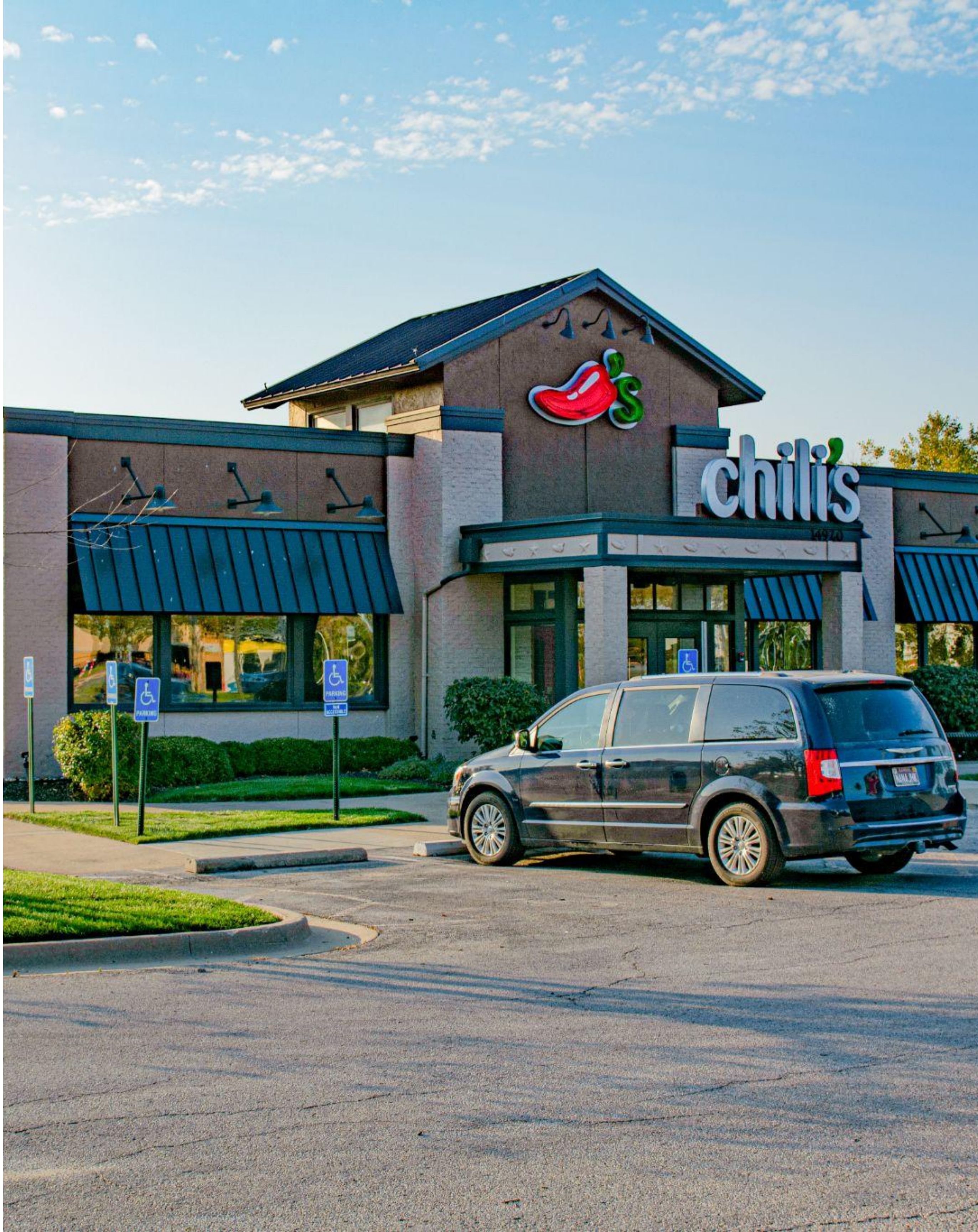
±5,820 SF
GLA*

±1.56 AC
Lot Size*

±27,000
Vehicles Per Day

1996
Year Built

*GLA and Lot Size to be verified by Buyer with a new survey



FINANCIAL OVERVIEW

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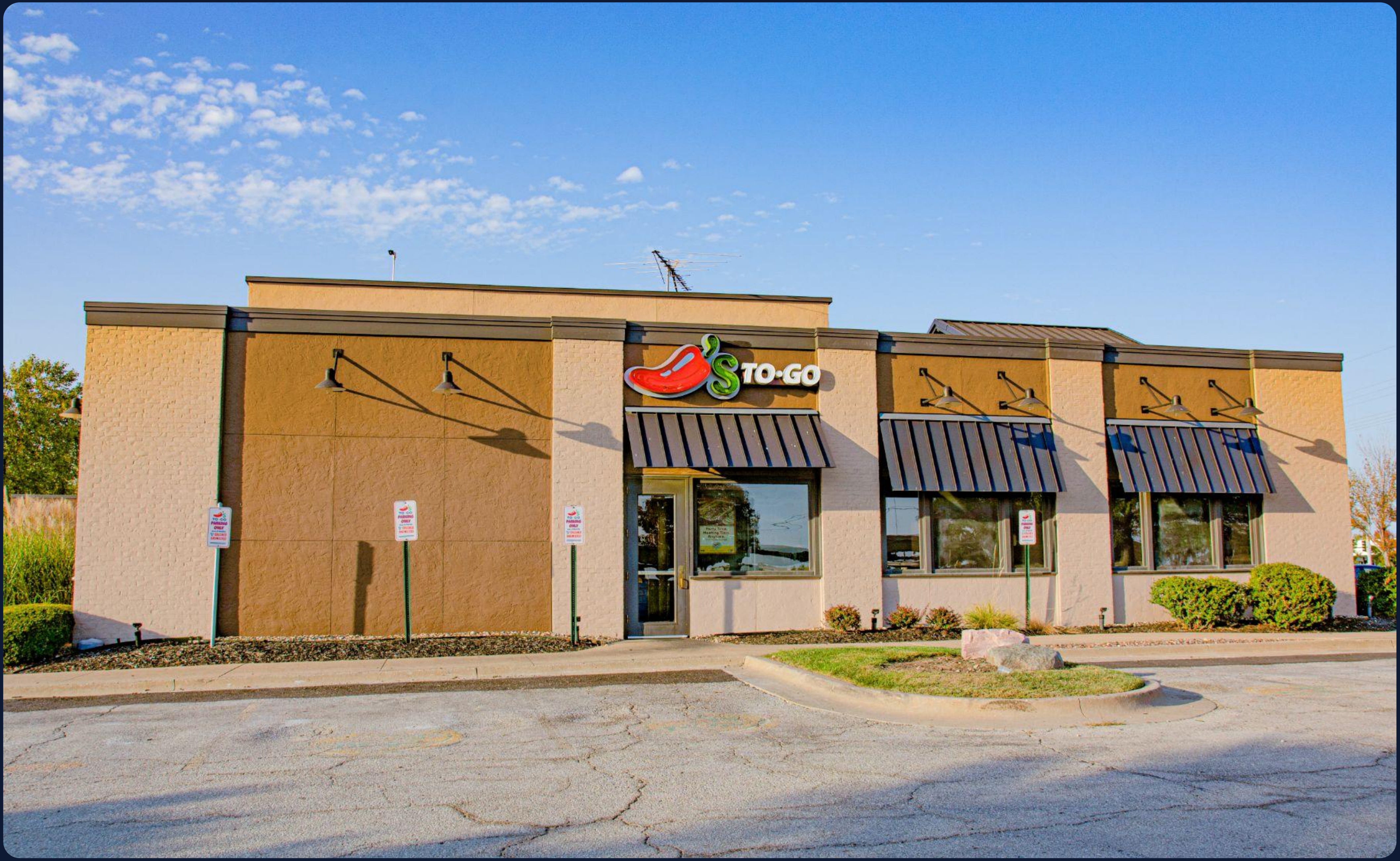

FINANCIAL SUMMARY

$2,475,000 List Price	**$425** Price Per SF	**$203,700 + NNN's** Asking Rent	**$35** Rent Per SF

Lease Details

Tenant Trade Name	Chili's (Dark)
Tenant	Brinker International, Inc.
Lease Expiration Date	10/31/2027
Lease Term Remaining	1.7 Years
Base Annual Rent	$202,876.78
Rent Increases	1.50% annually
Option Periods	Four, 5-Year Options
Lease Type	Fee Simple
Type of Ownership	Absolute NNN

Annualized Operating Data

Term	Monthly Rent	Annual Rent	Rent Increases
Current - 10/26/2026	$16,906.40	$202,876.78	-
10/27/2026 - 10/31/2027	$17,159.99	$205,919.93	1.50%

MARKET OVERVIEW

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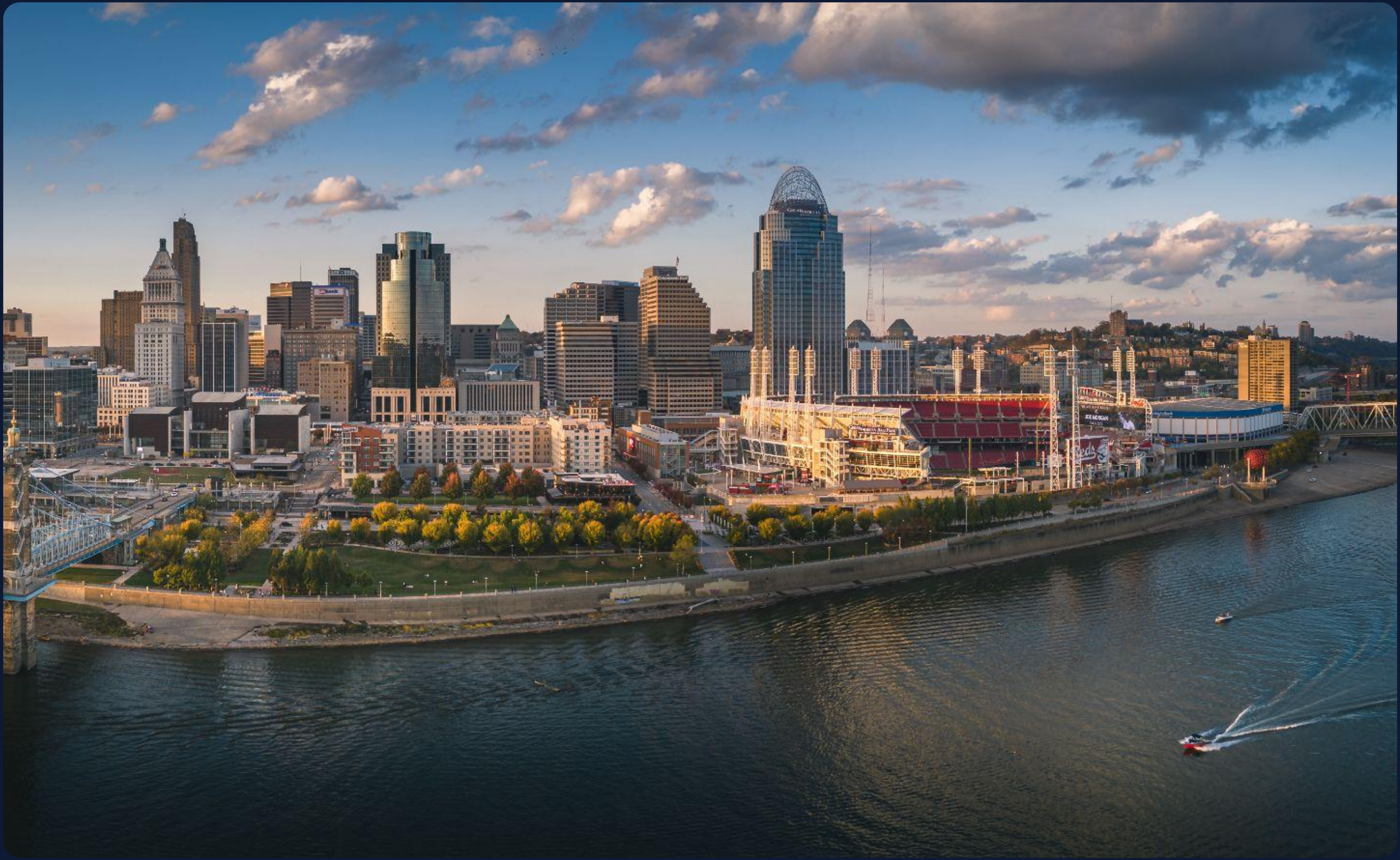
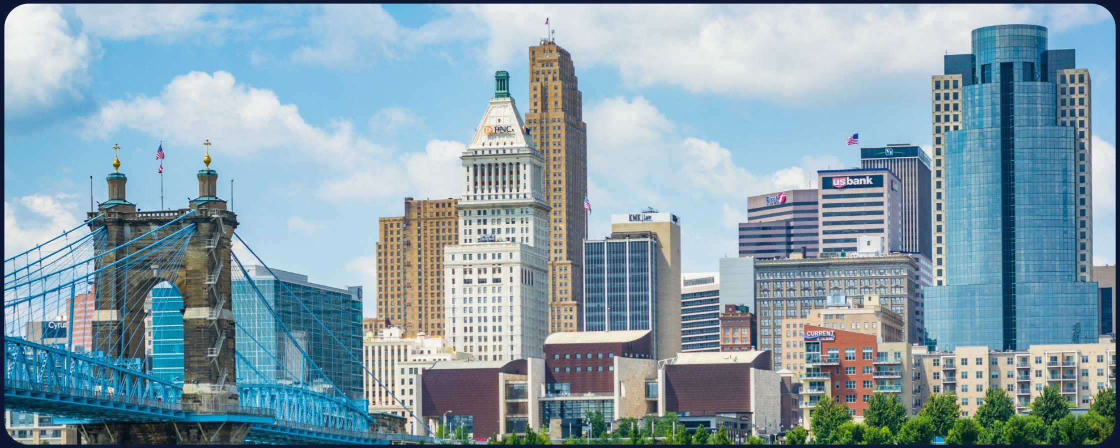


CINCINNATI, OH

Market Demographics



26.6 MILLION
Number Of Annual Visitors

10.1 BILLION
Annual Revenue

Local Market Overview

Cincinnati, Ohio, is a city in the Midwest with a rich history and a thriving, diverse economy. Known for its strong presence in manufacturing, finance, healthcare, and technology, the city is home to a variety of industries. The area hosts several Fortune 500 companies, especially in consumer goods, transportation, and finance. Healthcare institutions, including the University of Cincinnati Medical Center, are key drivers of local employment. Additionally, Cincinnati's growing tech sector, supported by startups and innovation hubs, contributes to the city's ongoing economic development. The city's strategic location along the Ohio River also boosts its trade and logistics capabilities.

Cincinnati offers a wide variety of activities for residents and visitors. The city is known for its rich cultural scene, with institutions like the Cincinnati Art Museum, Cincinnati Symphony Orchestra, and the Cincinnati Zoo attracting art and music lovers. Sports enthusiasts can cheer for the city's professional baseball and football teams. The riverfront area offers parks, walking trails, and outdoor events, while neighborhoods like Over-the-Rhine are known for their vibrant dining and craft brewery scenes. Cincinnati also hosts annual events such as the Cincinnati Bengals' and Reds' games, the Cincinnati Flower Show, and Oktoberfest Zinzinnati, providing year-round entertainment for all.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,123	41,875	139,271

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	1,618	17,334	56,627

Income	1-Mile	3-Mile	5-Mile
Average Household Income	$93,686	$95,463	$119,444

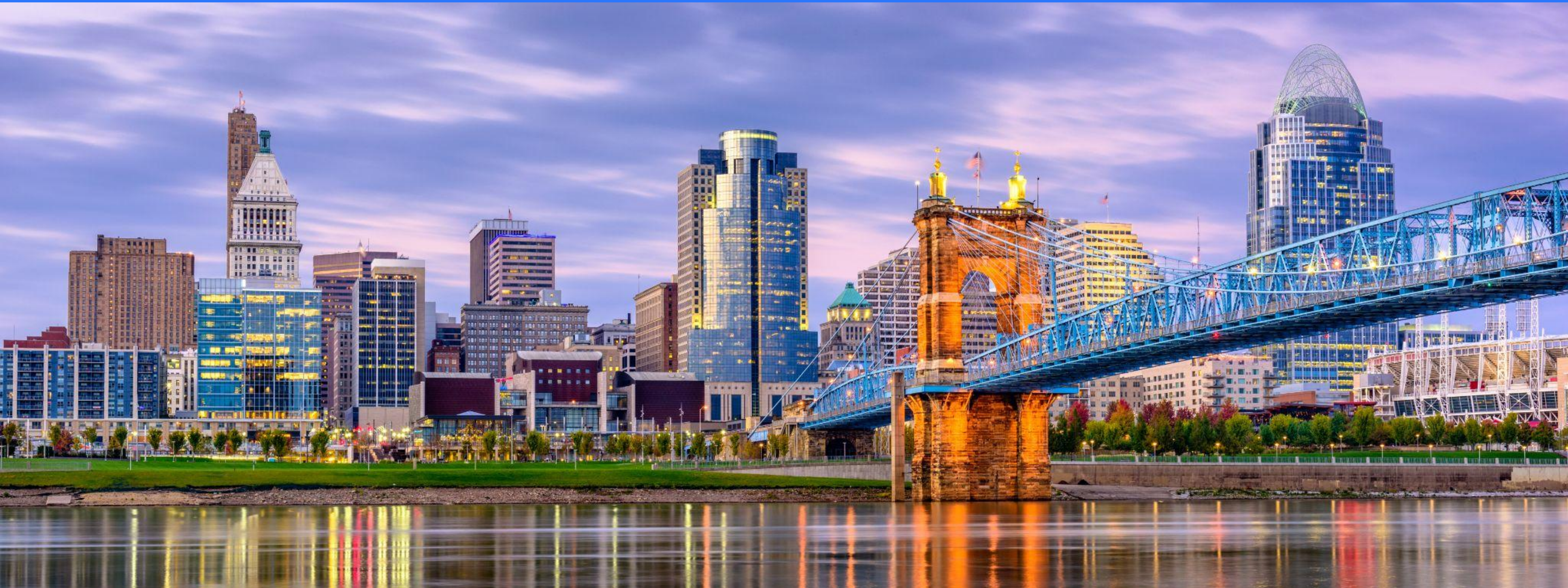
CINCINNATI, OH ECONOMY

Cincinnati, located in southwestern Ohio on the Ohio River, is the third-largest city in the state. The Cincinnati MSA has a population of around 2.2 million people and is home to several Fortune 500 companies such as Procter & Gamble, Kroger, and Fifth Third Bank. The city is a major tourist destination as it features a variety of attractions, festivals, shopping destinations, and sporting events. It is also home to the University of Cincinnati, the second-largest university in Ohio. With a low cost of living and a low unemployment rate, many people have moved to the Cincinnati area and it has also become a hot spot for many corporations.

Metropolitan Cincinnati has the twenty-eighth largest economy in the United States and the seventh-largest in the Midwest, after Chicago, Minneapolis, Detroit, St. Louis, Indianapolis, and Cleveland. It currently has the fastest-growing Midwestern economic capital based on percentages.The gross metro product for the region was $134.8 billion as of 2019. The median home price in Cincinnati is $182,000. The cost of living in Cincinnati is 9% below the national average and the unemployment rate is also below the average at 3.7%.

ECONOMIC DEVELOPMENT

Cincinnati has recently become a younger, more educated city with a fast-growing economy exceeding most other cities in the country. The study was done by taking a twice-a-year economic snapshot of the Greater Cincinnati economy and finding the city is notaging as fast as the rest of the country and the population’s education level is on the rise. This has caused a growth in the economy with it now being 2 percent above its pre-recession level.



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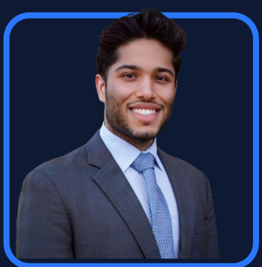

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 855 E Kemper Rd, Cincinnati, OH, 45246 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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