Kroger Fuel

3000 Ray Park Blvd | South Charleston, WV 25303

Retail
Investment Opportunity
Offering Memorandum

West Virginia's First Kroger Marketplace | I-64 Access | 200K+ Charleston Metro Population

Park Place
South Charleston

Will soon be home to major retailers including Menards, Chick-fil-A, Starbucks, Chipotle, 7 Brew, Ross Dress for Less, Barnes & Noble, Burlington, & many more.

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Investment Highlights

Property Highlights

- **New 2026 Construction | +8.92 AC | Larger Store Model | Opened June 2026**
- **Leading Regional Store | Relocation Store | Part of Larger Master Development**
- **Consumer Demand – since opening in June 2026, this store's sales performance has been consistently overperforming & is a leading location in the Mid-Atlantic Region for Kroger.**
- **Relocation Store –** due to the immense historical demand in this region, Kroger recently relocated to this new, larger model to accommodate for the region's incredible consumer demand.
- **Park Place Master Development –** Kroger is one of the first tenants to open in the new Park Place shopping area. Which will soon be home to major retailers including Menards, Chick-fil-A, Starbucks, Chipotle, 7 Brew, Ross Dress for Less, Barnes & Noble, Burlington, & many more.
- **Part of West Virginia's Largest Employment Hub in the Capital City –** Charleston serves as the state's largest city which includes the largest employment center in West Virginia, which is supported by employment bases such as the state government, Healthcare, Education, Manufacturing, & many others.
- **Large Consumer Base & Regional Population –** the Charleston MSA serves a regional population of more than 200,000 residents. Retailers in this area are serving a larger daytime population that spans across West Virginia.
- **Charleston MSA – Regional/Daytime Population: 200,000+ Residents**
- **Minutes from Interstate 64, Interstate 77, & Interstate 79 –** providing high daily traffic counts & overall connectivity throughout the state.
- **"BBB" (S&P) Investment-Grade Credit Rating –** Kroger bolsters an astounding "BBB" credit rating from S&P.
- **Attractive New 20-Year Absolute NNN Ground Lease to The Kroger Co.**

Demographic Overview

65,007

Population Current Year Estimate
Within 5 Mile Radius

$77,688

Average Household Income
Within 5 Mile Radius

84,000

Charleston Metro Employment
U.S. Bureau Of Labor Statistics

Financial Summary

Investment Overview

Tenant	The Kroger Co.
Rent Commencement	June 24, 2026
Lease Expiration	June 30, 2046
Original Lease Term	20 Years
Lease Term Remaining	20 Years
Options Remaining	Ten, 5-Years
Lease Type	Ground Lease
Rent Increases	10% Each Option
Right of First Refusal (ROFR)	Yes - 30 Days

Property Details

±122,910 SF
GLA

±8.92 AC
Lot Size

2026
Year Built

±20 Years
Lease Term

$1,500,000
List Price

5.00%
Cap Rate

SE
Retail
Open
Restaurants
Grocery
Park Place
South Charleston
New Development
Interstate 64
± 78,580 VPD
KROGER FUEL
Subject Property
Future Retail Development
Future Retail Development
Kroger
MENARDS
Cheddar's Scratch Kitchen
Seven Brew Drive Thru Coffee
Chipotle Mexican Grill
Mission BBQ The American Way.
SKECHERS
Nothing bundt Cakes
Pigtails & Crewcuts haircuts for kids
Great Clips
60
± 19,500 VPD
Chick-fil-A

NE
Riverwalk Plaza
TJ Maxx
Dollar Tree
Plato's Closet
cricket wireless
Subway
Truist
Krispy Kreme
Burger King
Gestamp
PPS
Power Parts Supply
Clearon Corp.
Retail
Open
Restaurants
Grocery
Chick-fil-A
Mission BBQ
Chipotle Mexican Grill
Seven Brew Drive Thru Coffee
Cheddar's Scratch Kitchen
Menards
Kroger
60
± 19,500 VPD
Nothing Bundt Cakes
Pigtails & Crewcuts haircuts for kids
Skechers
Great Clips
Future Retail Development
Future Retail Development
DaVita Kidney Care
Kroger Fuel
Subject Property


N
Kroger
Subject Property
KROGER FUEL
Subject Property
±78,580 VPD
64
Ford
SUBARU
TOYOTA
DOLLAR TREE
PAPA JOHN'S
metro by T-Mobile
Marco's
Little Caesars
Goodwill
Rally's
SALLY BEAUTY
ALDI
Ollie's Bargain Outlet
CVS pharmacy
TACO BELL
FRESENIUS MEDICAL CARE
Wendy's
DOLLAR TREE
TACO BELL
SHEETZ
HONDA
Long John Silver's
Pizza Hut
SUBWAY
Sokolata
Little Creek
Golf Course
New Development
Park Place
MENARDS
ROSS DRESS FOR LESS
SEVEN BREW
BARNES&NOBLE
Chick-fil-A
MISSION BBQ
CHIPOTLE MEXICAN GRILL
Cheddar's SCRATCH KITCHEN
KROGER FUEL
SEPHORA
The Shops at Trace Fork
target
LOWE'S
DICK'S SPORTING GOODS
KFC
PETSMART
TAKE 5
IHOP
BEST BUY
DISCOUNT TIRE
TEXAS ROADHOUSE
five BELOW
KOHL'S
Michaels
MARSHALL UNIVERSITY
Marshall University South Charleston
±13,200 Students
Google Earth

Park Place: A New Regional Retail Destination

Park Place is a major new retail development in South Charleston, designed to establish a high-traffic regional shopping destination serving the broader Charleston metropolitan area and surrounding communities throughout West Virginia. Kroger is among the first tenants to open within the development, providing an early anchor for the project and reinforcing the site's long-term retail viability. The new, larger-format Kroger store was developed to accommodate strong consumer demand in the market and positions the grocer as a key traffic generator within the growing center.

The development is expected to feature a broad mix of nationally recognized retailers, restaurants, and service-oriented users, including Menards, Chick-fil-A, Starbucks, Chipotle, 7 Brew, Ross Dress for Less, Barnes & Noble, Burlington, and additional tenants. This combination of daily-needs retail, home improvement, dining, and soft-goods users is expected to create strong cross-shopping opportunities and draw customers from well beyond the immediate trade area.

As Park Place continues to build out, the concentration of prominent national brands should further enhance visibility, traffic, and consumer activity surrounding the Kroger property. Kroger's position as one of the development's earliest major tenants provides investors with exposure to a newly constructed asset located within an expanding retail hub that is still in the early stages of realizing its full commercial potential.

Tenant Summary

Year Founded
1883

Headquarters
Cincinnati, OH

Market Position
#2 U.S. Grocer

Employees
403,000+

Locations
2,700+

Annual Revenue
$147 Billion

Tenant Overview

The Kroger Co. is one of the largest food retailers in the United States, operating approximately 2,700 grocery and multi-department stores across 35 states. Founded in Cincinnati in 1883, Kroger has developed a diversified portfolio of regional grocery banners and complementary businesses spanning pharmacy, fuel, food manufacturing, private-label brands, and eCommerce. The company serves approximately 11 million customers each day and is supported by a workforce of more than 400,000 associates. Kroger's significant national scale, established market presence, and essential grocery-based business model have positioned the company as one of the country's leading retailers

Why Invest in Kroger?

- Significant National Scale: Kroger operates approximately 2,700 stores across 35 states and serves roughly 11 million customers every day, providing substantial scale and geographic diversification.
- Investment-Grade Credit: Kroger maintains an investment-grade corporate credit profile, providing investors with the financial backing of one of the nation's largest grocery retailers.
- Diversified Revenue Channels: In addition to traditional grocery sales, Kroger operates extensive pharmacy and fuel-center networks, food manufacturing facilities, private-label brands, and a rapidly growing eCommerce platform. Kroger's eCommerce business exceeded $16 billion in sales in 2025.
- Strong Private-Label Platform: Kroger's extensive Our Brands portfolio provides differentiated products across value and premium price points while strengthening customer loyalty and Kroger's competitive position.
- Long Operating History & Brand Recognition: Founded in 1883, Kroger has more than 140 years of operating history and has developed a family of established regional banners serving communities throughout the United States.

Accolades & Ratings

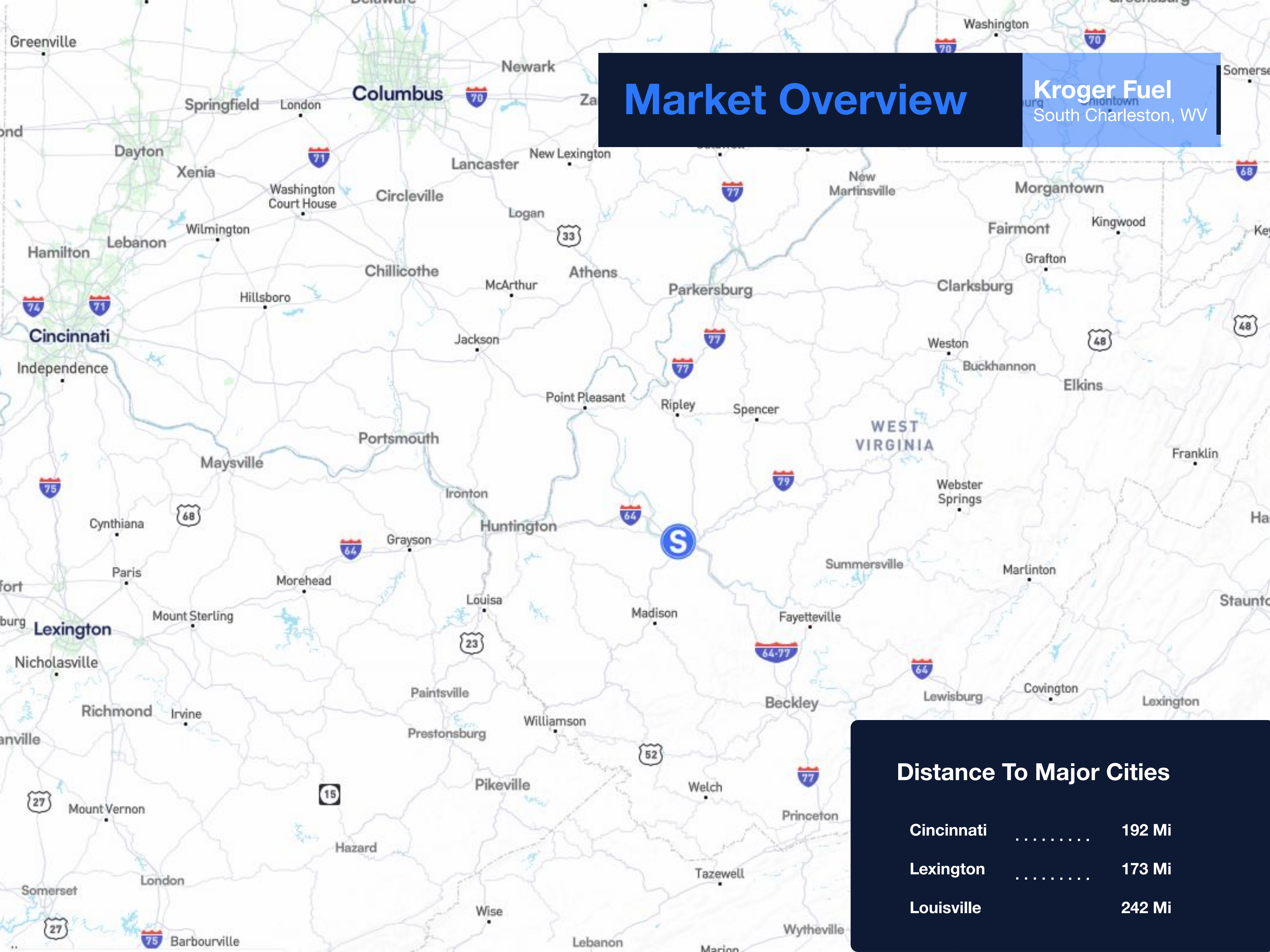
FORTUNE 500
#27 in America (2026)

S&P
BBB | Investment Grade

Newsweek
America's Most Trustworthy Companies (2025)

Market Overview

Kroger Fuel
South Charleston, WV



Distance To Major Cities

Cincinnati	192 Mi
Lexington	173 Mi
Louisville	242 Mi

Kroger Marketplace Opportunity

The adjacent **Kroger Marketplace is also available for purchase**, offering investors the flexibility to acquire it **together with the Kroger fuel center or separately as a standalone investment**.

$7,000,000
List Price

5.00%
Cap Rate

Charleston, WV

Charleston serves as West Virginia's capital and the state's primary center for government, business, healthcare, and culture. Located along the Kanawha River, the city combines an established employment base with relatively low living costs, short commute times, and strong regional connectivity. Charleston also functions as the commercial center of a broader metropolitan area of more than 200,000 residents.

The local economy has longstanding ties to chemicals, energy, banking, and manufacturing, while healthcare, professional services, advanced manufacturing, and technology are increasingly important. Education and health services represent the Charleston area's largest private-sector employment category, with 24,800 jobs as of February 2026. As the state capital and a regional employment hub, Charleston continues to provide a stable base for commercial activity across the Kanawha Valley.

200k
Total Population

#1Most Populous City
In West Virginia

$65.8K
Median HH Income

Source: CoStar Group, U.S. Census Bureau | **2025 Dataset**

Charleston Retail Performance

3.6%
Vacancy Rate

8.0%
Market Cap Rate

$1.84B
Annual Retail Sales

343K+
SF of Retail For Sale

Charleston’s retail market is supported by its role as West Virginia’s capital and a regional hub for employment, healthcare, government, and services. Retail activity is concentrated along established corridors including Kanawha City, Southridge, and the downtown core, with demand driven largely by necessity-based retail, dining, healthcare-related uses, and local services. The market benefits from relatively affordable occupancy costs and limited new retail construction, while redevelopment and adaptive reuse continue to shape opportunities across the metro. Despite slower population growth compared with larger Sun Belt markets, Charleston’s position as the commercial center of the Kanawha Valley provides a stable customer base and supports well-located neighborhood and convenience-oriented retail.

Source: CoStar Group | **2025 Dataset**

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