

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Outparcel to Riverwalk Plaza | 93% (Placer.AI) | Across From New Development - Park Place (500,000+ SF)



42 Riverwalk Mall

SOUTH CHARLESTON WEST VIRGINIA

ACTUAL SITE

EXCLUSIVELY MARKETING BY



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Burger King Outparcel Also Available for Sale. Contact Brokers for More Information.



OFFERING SUMMARY



OFFERING

Pricing	\$2,636,000
Net Operating Income	\$131,817
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	42 Riverwalk Mall, South Charleston, West Virginia 25303
Rentable Area	3,230 SF
Land Area	0.65 AC
Year Built	1997
Tenant	Krispy Kreme
Guaranty	Corporate (Krispy Kreme Doughnut Corporation)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	10 Years
Increases	2% Annually during the initial term 10% At the Beginning of Each Option Period
Options	4 (5-Year)
Rent Commencement	October 1996
Lease Expiration	September 30, 2036
ROFR	Yes - 30 Days

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Krispy Kreme	3,230	Oct. 1996	Sep. 2036	10/16/2026	-	\$10,985	\$131,817	4 (5-Year)
Coror pate (Krispy Kreme Doughnut Cororation)				10/1/2027	2%	\$11,204	\$134,453	
				10/1/2028	2%	\$11,429	\$137,142	
				10/1/2029	2%	\$11,657	\$139,885	

2% Increases throughout the initial term; 10% Increase Beg. of Each Option

Corporate Guaranteed Ground Lease | Options To Extend | Annual Increases

- Brand new corporate guaranteed lease (Krispy Kreme Doughnut Corporation)
- The new lease contains 10 years of term with 4 (5-year) option periods and 2% annual increases
- The tenant has been in this location for over 30 years, with the Krispy Kreme corporation taking over as the guarantor in 2026, highlighting their commitment to this location

Absolute NNN Ground Lease | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

Outparcel to Dollar Tree & T.J. Maxx Anchored Riverwalk Plaza | Directly Across From The New Park Place Development (500,000 SF)

- The subject property is located within Riverwalk Mall, anchored by Dollar Tree, Sierra, and T.J. Maxx
- The property is directly across from Park Place, a 500,000 SF development with tenants including Chick-fil-A, Kroger Marketplace, and Chipotle
- Strong tenant synergy promotes crossover shopping to the subject property

Rare Retail Opportunity | 93rd Percentile (Placer.AI) | High Barriers To Entry

- Great opportunity to own commercial real estate in Charlestons fastest growing retail corridor
- **This location ranks in the 93rd percent (21/316) of all Krispy Kreme's nationwide according to Placer.AI**
- This Krispy Kreme store serves as the distribution hub for their "Delivered Fresh" campaign for various stores in the area

Excellent Visibility & Access | Located At The Entrance to Riverwalk Plaza

- The asset is located on U.S. Hwy 60 (26,000 VPD)
- The asset is located directly next to the entrance for Riverwalk Plaza, providing visibility to everyone entering the shopping center

Strong Demographics In 5-mile Trade Area

- More than 63,900 residents and 55,700 employees support the trade area
- \$86,272 average household income

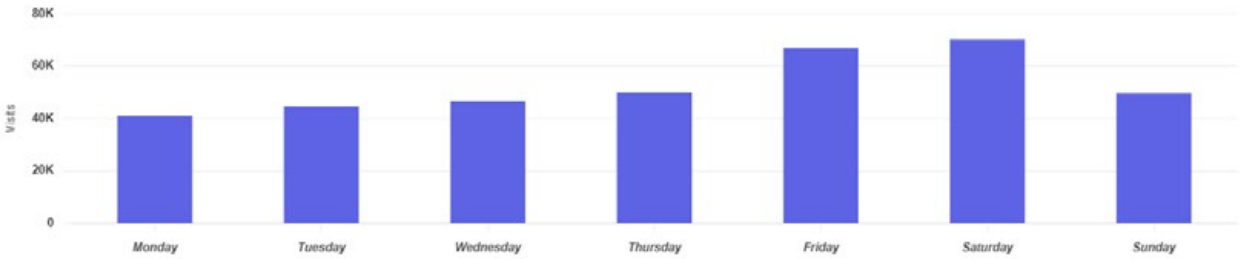


KRISPY KREME | 42 RIVERWALK MALL

METRICS

Visits	368.2K	Avg. Dwell Time	15 Min
Visits / sq ft	103.1	Panel Visits	47.1K
Size - sq ft	3.6K	Visits YoY	-5.1%
Visitors	172.7K	Visits Yo2Y	-13.6%
Visit Frequency	2.13	Visits Yo3Y	-14.2%

DAILY VISITS



May 2025 - May 2026

This data was provided by Placer.ai, a company that tracks consumer data via smartphone apps. Currently, there are over 20+ million active devices and various platforms and metrics to compare industry trends and analyze trade areas.

RANKING OVERVIEW

Nationwide

21 / 316

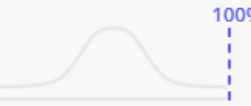
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West Virginia

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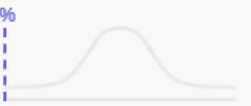
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Local: 15mi

1 / 1

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PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



KRISPY KREME

krispykreme.com

Company Type: Public (Nasdaq: DNUT)

Locations: 370+

2025 Employees: 17,000

2025 Revenue: \$1.52 Billion

2025 Assets: \$2.59 Billion

2025 Equity: \$650.12 Million

Headquartered in Charlotte, N.C., Krispy Kreme is one of the most beloved and well-known sweet treat brands in the world. Their iconic Original Glazed doughnut is universally recognized for its hot-off-the-line, melt-in-your-mouth experience. Krispy Kreme operates in more than 40 countries through its unique network of fresh doughnut shops, partnerships with leading retailers, and a rapidly growing digital business. Their purpose of touching and enhancing lives through the joy that is Krispy Kreme guides how they operate every day and is reflected in the love they have for their people, communities, and the planet.

Source: businesswire.com, worldpopulationreview.com, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



South Charleston, West Virginia
Kanawha County
Charleston MSA

ACCESS



MacCorkle Avenue/U.S. Highway 60: 1 Access Point

TRAFFIC COUNTS



MacCorkle Avenue/U.S. Highway 60: 26,000 VPD
Interstate 64: 78,300 VPD

IMPROVEMENTS



There is approximately 3,230 SF of existing building area

PARKING



There are approximately 39 parking spaces on the owned parcel.
The parking ratio is approximately 12 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: TBD
Acres: 0.65
Square Feet: 28,148

CONSTRUCTION



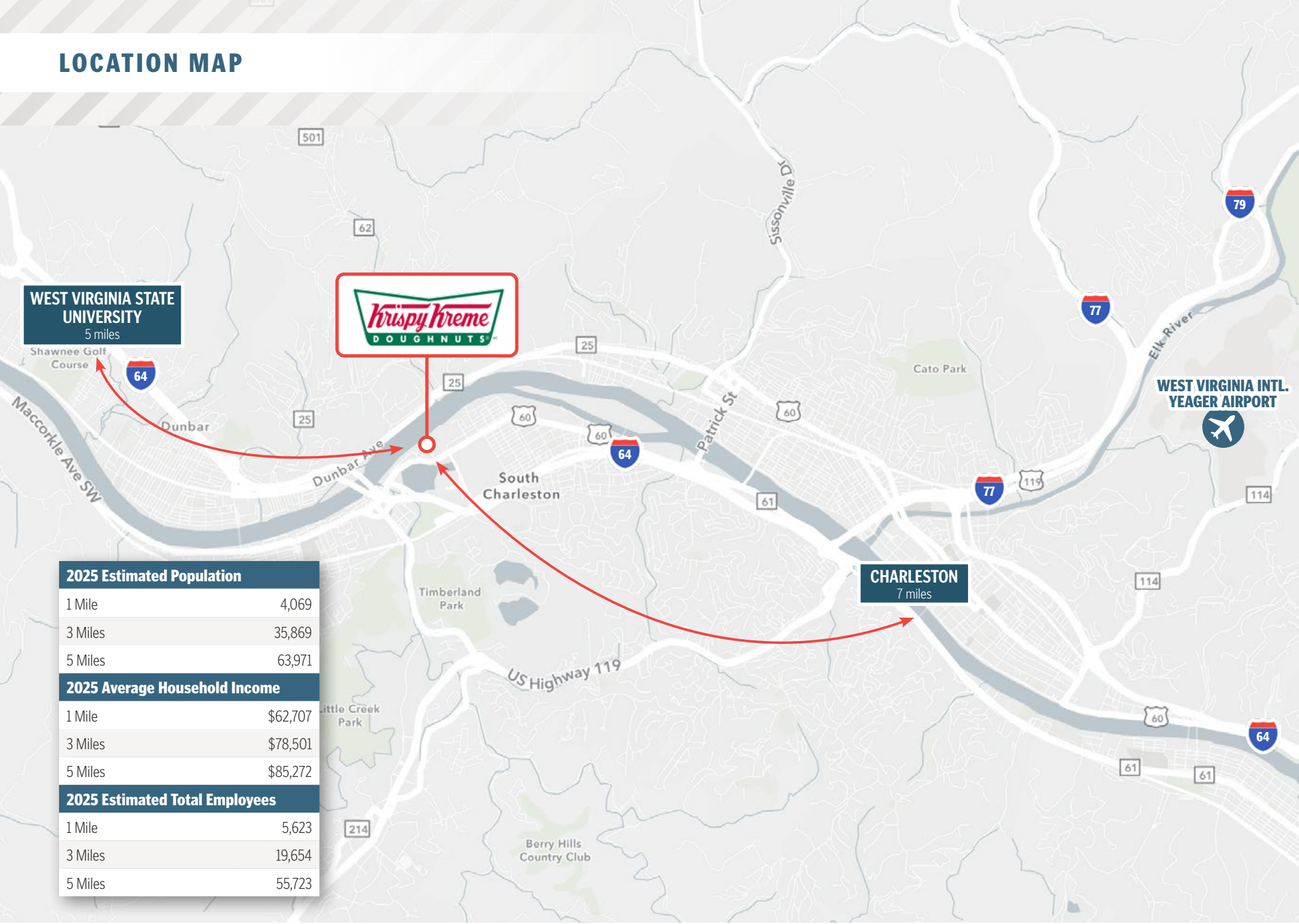
Year Built: 1997

ZONING



General Commercial

LOCATION MAP



2025 Estimated Population	
1 Mile	4,069
3 Miles	35,869
5 Miles	63,971
2025 Average Household Income	
1 Mile	\$62,707
3 Miles	\$78,501
5 Miles	\$85,272
2025 Estimated Total Employees	
1 Mile	5,623
3 Miles	19,654
5 Miles	55,723





SIERRA



Monument Sign

MACCORKLE AVENUE 26,000 VPD





	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	4,069	35,869	63,971
2030 Projected Population	3,984	35,406	63,075
2025 Median Age	47.0	43.5	44.2
Households & Growth			
2025 Estimated Households	2,197	16,759	29,426
2030 Projected Households	2,181	16,753	29,368
Income			
2025 Estimated Average Household Income	\$62,707	\$78,501	\$85,272
2025 Estimated Median Household Income	\$49,281	\$58,443	\$59,028
Businesses & Employees			
2025 Estimated Total Businesses	352	1,397	3,620
2025 Estimated Total Employees	5,623	19,654	55,723



SOUTH CHARLESTON, WEST VIRGINIA

South Charleston, city, Kanawha County, western West Virginia, U.S. The city is serviced by Interstate 64, U.S. Route 60, U.S. Route 119, West Virginia Route 601 and West Virginia Route 214, and is adjacent to the Kanawha River. The City of South Charleston had a population of 13,193 as of July 1, 2025.

The economy of South Charleston is supported by a mix of healthcare, retail, public administration, and manufacturing, reflecting both its local role and its connection to the greater Charleston metropolitan area.

Little Creek Park Office is one of the most popular local attractions, offering walking trails, sports fields, and scenic outdoor spaces for recreation. History enthusiasts can visit Criel Mound, an ancient Native American burial mound and one of the area’s most significant historic landmarks. Outdoor enthusiasts can also visit Kanawha State Forest, known for hiking, biking, and nature activities. South Charleston benefits from its proximity to Charleston, providing easy access to parks, historic sites, and cultural attractions across the region.

There are also two colleges located in the city. A South Charleston campus for BridgeValley Community and Technical College is located at the former Dow Chemical research facility and the Marshall University – South Charleston Campus is a branch of Marshall University.

The nearest major airport is Yeager Airport. This airport has domestic flights from Charleston, West Virginia and is 9 miles from the center of South Charleston, WV.

