



# Grand Central Mall Outparcel Portfolio

## Four (4) Single-Tenant Pads at Grand Central Mall - Vienna, WV

*Properties can be purchased individually or as a portfolio*





# Table of Contents

01

EXECUTIVE SUMMARY

02

PORTFOLIO OVERVIEW &  
PRICING SUMMARY

03

LEASE ABSTRACTS &  
PERCENTAGE RENT

04

MARKET OVERVIEW &  
TENANT PROFILES

# 01

## EXECUTIVE SUMMARY



## Executive Summary

TENANT	SF	% SF	ACREAGE	YEAR BUILT	BASE RENT	% RENT	BASE RENT PSF	LEASE TERM REMAINING
Big Lots	45,000	77.98%	4.74	1999	\$272,500	42.69%	\$6.06	4.0
LongHorn Steakhouse	4,658	8.07%	2.08	1972	\$135,000	21.15%	\$28.98	7.1
Outback Steakhouse	6,200	10.74%	1.68	1996	\$140,000	21.93%	\$22.58	6.3
Popeyes	1,850	3.21%	0.74	2016	\$90,750	14.22%	\$49.05	6.8
<b>Totals:</b>	<b>57,708</b>	<b>100%</b>	<b>9.24</b>		<b>\$638,250</b>	<b>100%</b>	<b>\$11.06</b>	<b>5.5</b>

*Properties can be purchased individually or as a portfolio*



LEASE STRUCTURE	LEASE TERMS		NOI	LIST PRICE		
	RENTAL INCREASES	OPTIONS REMAINING		LIST PRICE	LIST CAP RATE	LIST PSF
NN	\$0.50 PSF every 5 years	4 (5-Year)	\$297,776	\$2,978,000	10.00%	\$66
NNN (GL)	10.00% every 5 years	4 (5-Year)	\$135,000	\$2,160,000	6.25%	\$464
NNN (GL)	10.00% every 5 years	3 (5-Year)	\$143,000	\$2,288,000	6.25%	\$369
NNN (GL)	10.00% every 5 years	1 (5-year)	\$95,018	\$1,520,000	6.25%	\$822
			<b>\$670,794</b>	<b>\$8,946,000</b>	<b>7.50%</b>	<b>\$155</b>



# The Offering

Newmark, as an exclusive advisor, is pleased to present the opportunity to acquire a portfolio of four (4) single-tenant, net leased outparcel properties located in Vienna, WV. The properties can be purchased individually or as a portfolio.



# Investment Highlights

## **Four (4) freestanding Single-Tenant Net Leased Pads at the Dominant Grand Central Mall | Strong Roster of National Tenants | Diverse Rent Roll**

The portfolio includes four (4) freestanding, single-tenant buildings located within the dominant Grand Central Mall in Vienna, WV that are leased to a diverse lineup of best-in-class casual dining tenants (LongHorn Steakhouse & Outback Steakhouse), one Drive-Thru QSR tenant (Popeyes), and one neighborhood discount retailer (Big Lots). The portfolio comprises 9.24 acres and 57,708 rentable building square feet.

## **Long-Term Leases | Attractive Fixed Rental Increases | Passive Absolute NNN Ground Lease Structures and a NN Lease for Big Lots | Renewal Options | 5.5 Years of WALT**

The portfolio has 5.5 years of weighted average lease term remaining – 6.3 years for Outback Steakhouse, 7.1 for LongHorn Steakhouse, 6.8 for Popeyes, and 4 years of firm term remaining for Big Lots. LongHorn Steakhouse, Outback Steakhouse, and Popeyes leases all call for 10% rental increases every 5 years while Big Lots lease calls for \$0.50 PSF rental increases every 5 years. All four tenants have renewal options remaining – see lease abstracts for details.

## **Parkersburg-Vienna Metropolitan Area | 4.9 Million Annual Visits (Placer.ai) | Stable Demographics | Close Proximity to Major Employers, Housing and Entertainment Complexes**

Parkersburg-Vienna Metropolitan Area is located on the Ohio River in Northeast West Virginia. The Parkersburg-Vienna MSA is home to 88,200 people, but Grand Central Mall draws from the surrounding areas and reported 4.9 million annual visits over the last twelve months. All tenants are conveniently located and easily accessible for residents and commuters via Grand Central Ave (36,474 VPD). There are 104,422 people with an average household income of \$73,363 within 10 miles of the subject property. The subject property is located near the MSA's major employers: Camden Clark Medical Center, retail employers, and surrounding manufacturing / Fishing, Hunting, and Mining Industries. Most of the Parkersburg-Vienna Metropolitan Area is housed in individual single-family homes directly east of downtown Parkersburg or directly North of Grand Central Mall in Vienna, WV. Grand Central Mall is the epicenter of retail entertainment for the MSA with the majority of retail tenants located along Grand Central Avenue a few blocks in and around Grand Central Mall.



# 02

PORTFOLIO OVERVIEW &  
PRICING SUMMARY





Ohio



Grand Central Plaza



14

Grand Central Ave (36,474 VPD)

Ohio River

Grand Central Mall

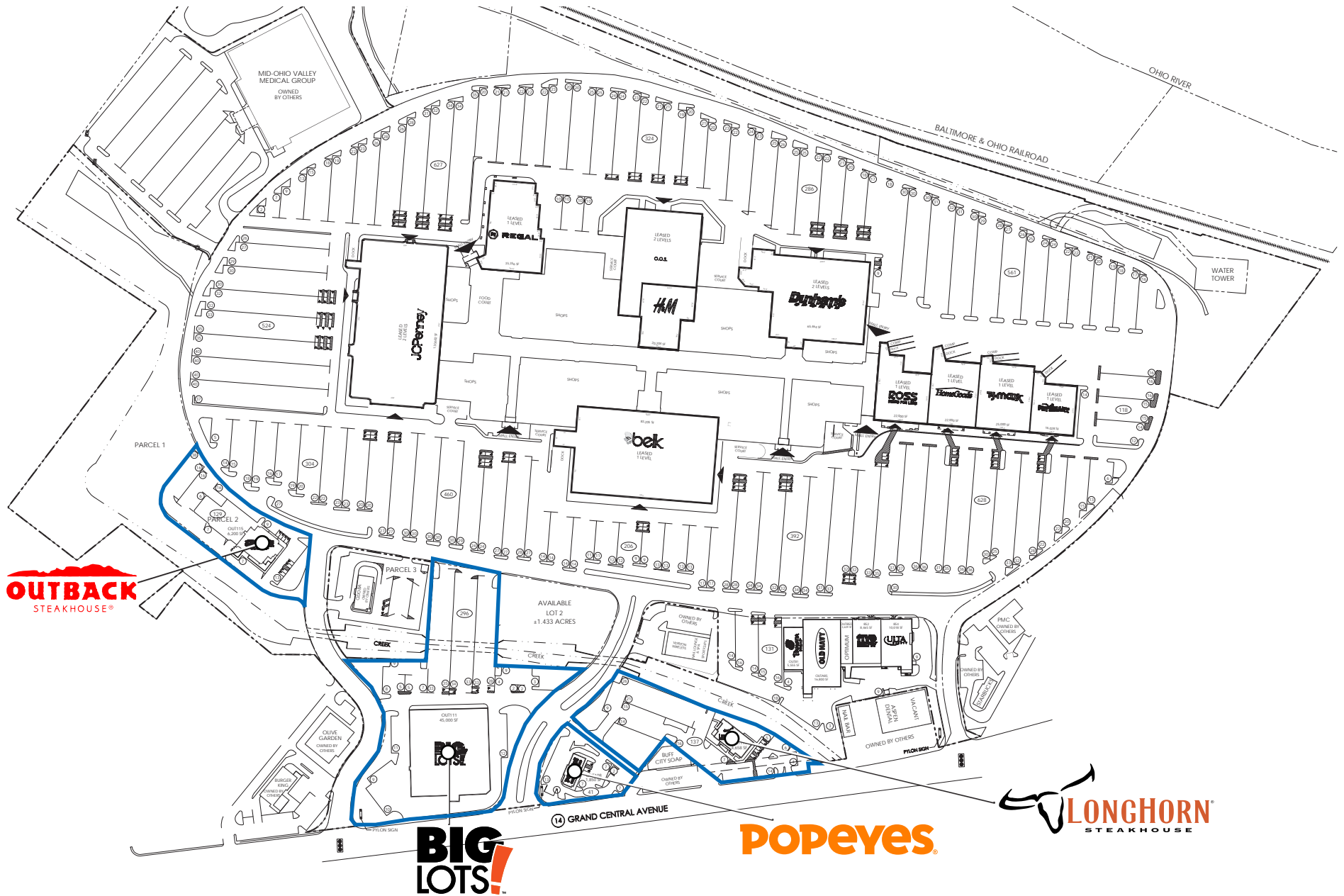


GRAND CENTRAL MALL

Downtown Parkersburg

West Virginia

# Site Plan



**OUTBACK**  
STEAKHOUSE®

**BIG  
LOTS!**

**POPEYES**

**LONGHORN**  
STEAKHOUSE

# Rent Roll

TENANT	SQ. FT.	% SF	CURRENT RENT	RENT PSF	% RENT	DATE	RENT INCREASES						LEASE TERM REMAINING	LEASE STRUCTURE	OPTIONS REMAINING	
							INCREASE %	RENT	PSF	MONTHLY RENT	PSF	RCD				LXD
Big Lots	45,000	77.98%	\$272,500	\$6.06	43%	Option 1: 2/1/2029	15.6%	\$315,000	\$7.00	\$26,250	\$0.58	7/2/2019	1/31/2029	4.0	NN	4 (5-Year)
						Option 2: 2/1/2034	7.1%	\$337,500	\$7.50	\$28,125	\$0.63					
						Option 3: 2/1/2039	6.7%	\$360,000	\$8.00	\$30,000	\$0.67					
						Option 4: 2/1/2044	6.3%	\$382,500	\$8.50	\$31,875	\$0.71					
LongHorn Steakhouse	4,658	8.07%	\$135,000	\$28.98	21%	3/1/2027	10.0%	\$148,500	\$31.88	\$12,375	\$2.66	3/1/2022	2/29/2032	7.1	NNN (GL)	4 (5-Year)
						Option 1: 3/1/2032	10.0%	\$163,350	\$35.07	\$13,613	\$2.92					
						Option 2: 3/1/2037	10.0%	\$179,685	\$38.58	\$14,974	\$3.21					
						Option 3: 3/1/2042	10.0%	\$197,654	\$42.43	\$16,471	\$3.54					
Outback Steakhouse (1)	6,200	10.74%	\$140,000	\$22.58	22%	5/1/2026	10.0%	\$154,000	\$24.84	\$12,833	\$2.07	3/1/2024	4/30/2031	6.3	NNN (GL)	3 (5-Year)
						Option 1: 5/1/2031	10.0%	\$169,400	\$27.32	\$14,117	\$2.28					
						Option 2: 5/1/2036	10.0%	\$186,340	\$30.05	\$15,528	\$2.50					
						Option 3: 5/1/2041	10.0%	\$204,974	\$33.06	\$17,081	\$2.76					
Popeyes (2)	1,850	3.21%	\$90,750	\$49.05	14%	11/1/2026	10.0%	\$99,825	\$53.96	\$8,319	\$4.50	10/1/2016	10/31/2031	6.8	NNN (GL)	1 (5-Year)
						Option 1: 11/1/2031	10.0%	\$109,808	\$59.36	\$9,151	\$4.95					
<b>TOTALS</b>	<b>57,708</b>	<b>100%</b>	<b>\$638,250</b>	<b>\$11.06</b>	<b>100%</b>											<b>5.5</b>

**Notes:**

1) Outback Steakhouse pays percentage rent in the amount of 3% over the natural breakpoint of \$4,666,667.

2) Popeyes pays percentage rent in the amount of 3% over the natural breakpoint of \$2,200,000.

# Portfolio Overview - Unit Level Sales & Percentage Rent

UNIT LEVEL SALES						
TENANT	ROLLING 12 (NOV 2024 - DEC 2023) - OUTBACK ROLLING 12 (SEP 2024 - OCT 2023) - POPEYES			2023		
	ANNUAL SALES	SALES PSF	RENT-TO-SALES	ANNUAL SALES	SALES PSF	RENT-TO-SALES
Outback Steakhouse	\$5,378,724	\$868	2.60%	\$5,438,955	\$877	2.57%
Popeyes	\$1,307,847	\$707	6.94%	\$1,287,623	\$696	7.05%

PERCENTAGE RENT BILLS				
TENANT	2023		NATURAL BREAKPOINT (JAN 2023 - DEC 2023)	% RENT PAID
	ANNUAL SALES	% RENT		
Outback Steakhouse	\$5,438,955	3.00%	\$4,666,667	\$23,169
Popeyes	\$1,287,623	3.00%	\$2,200,000	-

# Portfolio Overview - Placer.ai Data & Demographics

PLACER.AI		
TENANT	RANK IN STATE	RANK NATIONALLY
Big Lots	12 of 16	733 of 1,257
LongHorn Steakhouse	5 of 6	377 of 568
Outback Steakhouse	2 of 9	25 of 645
Popeyes	3 of 5	1,262 of 2,529

DEMOGRAPHICS														
POPULATION 2024			POPULATION 2029			AVERAGE HOUSEHOLD INCOME			HOUSEHOLDS 2024			HOUSEHOLDS 2029		
1 MI	3 MI	5 MI	1 MI	3 MI	5 MI	1 MI	3 MI	5 MI	1 MI	3 MI	5 MI	1 MI	3 MI	5 MI
3,558	38,809	58,993	3,524	38,316	58,242	\$51,178	\$65,894	\$67,783	1,683	17,453	26,087	1,667	17,222	25,745

# Pricing Summary - Available Individually or as a Portfolio

TENANT	SF	LEASE TERM REMAINING	LEASE STRUCTURE	NOI	LIST PRICE		
					LIST PRICE	LIST CAP RATE	LIST PSF
Big Lots	45,000	4.0	NN	\$297,776	\$2,978,000	10.00%	\$66
LongHorn Steakhouse	4,658	7.1	NNN (GL)	\$135,000	\$2,160,000	6.25%	\$464
Outback Steakhouse	6,200	6.3	NNN (GL)	\$143,000	\$2,288,000	6.25%	\$369
Popeyes	1,850	6.8	NNN (GL)	\$95,018	\$1,520,000	6.25%	\$822
<b>Totals:</b>	<b>57,708</b>	<b>5.5</b>		<b>\$670,794</b>	<b>\$8,946,000</b>	<b>7.50%</b>	<b>\$155</b>





# 03

LEASE ABSTRACTS &  
PERCENTAGE RENT





# Lease Abstract & Property Details - Big Lots

## Property Overview

Rentable Building Area (SF)	45,000
Acreage	4.74
Year Built/Renovated	1999
Parcel	54-10-0046-0001-0003

## Rent Schedule

Rent Period	Annual Rent	PSF	Monthly Rent	PSF	% Increase
<b>2/1/2024 - 1/31/2029</b>	<b>\$272,500</b>	<b>\$6.06</b>	<b>\$22,708</b>	<b>\$0.50</b>	-
Option 1: 2/1/2029- 1/31/2034	\$315,000	\$7.00	\$26,250	\$0.58	15.6%
Option 2: 2/1/2034- 1/31/2039	\$337,500	\$7.50	\$28,125	\$0.63	7.1%
Option 3: 2/1/2039- 1/31/2044	\$360,000	\$8.00	\$30,000	\$0.67	6.7%
Option 4: 2/1/2044- 1/31/2049	\$382,500	\$8.50	\$31,875	\$0.71	6.3%

**Bold = Current Rent**

## Lease Abstract

Address	113 Grand Central Ave, Vienna, WV
Tenant Trade Name	Big Lots
Lease Entity	PNS Stores, Inc.
Credit Rating	Not Rated
Rent Commencement Date	July 2, 2019
Lease Expiration Date	January 31, 2029
Lease Term Remaining	4.0 Years
Renewal Options	4 (5-Year)
Annual Rent (PSF)	\$272,500 (\$6.06 PSF)
Percentage Rent	None
Rent Increases	\$0.50 PSF every 5 years
Lease Structure	NN
Landlord Responsibilities	Roof, structure, foundations, slabs, exterior walls, and marque lights
Utilities	Tenant Responsibility
Taxes	Tenant Responsibility
CAM	Landlord Responsibility (Tenant pays Fixed CAM)
Insurance	Tenant Responsibility
ROFR	None
Financial Reporting	None

# Transaction Summary

(in USD)	Year 1
<b>Base Rent</b>	\$272,500
CAM Recoveries	\$57,600
Real Estate Tax Recoveries	\$45,062
<b>Total Operating Revenue</b>	\$375,162
<b>Operating Expenses</b>	
Insurance	\$12,655
Landscaping	\$5,444
Real Estate Taxes	\$45,062
Repairs and Maintenance	\$2,876
Snow Removal	\$2,354
Utilities	\$8,995
<b>Total Operating Expenses</b>	\$77,386
<b>Net Operating Income</b>	<b>\$297,776</b>



LONGHORN  
STEAKHOUSE

LONGHORN  
STEAKHOUSE

TO GO PARKING  
1

TO GO PARKING  
2

TO GO PARKING  
3

TO GO  
PARKING

TO GO  
PARKING

# Lease Abstract & Property Details - LongHorn Steakhouse

## Property Overview

Rentable Building Area (SF)	4,658
Acreage	2.08
Year Built/Renovated	1972
Parcel	54-10-0046-0001-0004

## Rent Schedule

Rent Period	Annual Rent	PSF	Monthly Rent	PSF	% Increase
<b>3/1/2022 - 2/29/2027</b>	<b>\$135,000</b>	<b>\$28.98</b>	<b>\$11,250</b>	<b>\$2.42</b>	-
3/1/2027- 2/29/2032	\$148,500	\$31.88	\$12,375	\$2.66	10.0%
Option 1: 3/1/2032- 2/29/2037	\$163,350	\$35.07	\$13,613	\$2.92	10.0%
Option 2: 3/1/2037- 2/29/2042	\$179,685	\$38.58	\$14,974	\$3.21	10.0%
Option 3: 3/1/2042- 2/29/2047	\$197,654	\$42.43	\$16,471	\$3.54	10.0%
Option 4: 3/1/2047- 2/29/2052	\$217,419	\$46.68	\$18,118	\$3.89	10.0%

**Bold = Current Rent**

## Lease Abstract

Address	403 Grand Central Ave, Vienna, WV
Tenant Trade Name	LongHorn Steakhouse
Lease Entity	RARE HOSPITALITY INTERNATIONAL, INC. (Rare Hospitality is the entity that owns all LongHorn Steakhouse locations)
Credit Rating	Not Rated- Subsidiary company of Darden Restaurants Inc.
Rent Commencement Date	March 1, 2022
Lease Expiration Date	February 29, 2032
Lease Term Remaining	7.1 Years
Renewal Options	4 (5-Year)
Annual Rent (PSF)	\$135,000 (\$28.98 PSF)
Percentage Rent	None
Rent Increases	10% every 5 years
Lease Structure	NNN (Ground Lease)
Landlord Responsibilities	None
Utilities	Tenant Responsibility
Taxes	Tenant Responsibility
CAM	Tenant Responsibility
Insurance	Tenant Responsibility
ROFR	None
Financial Reporting	None

# Lease Abstract & Property Details - Outback Steakhouse

## Property Overview

Rentable Building Area (SF)	6,200
Acreage	1.68
Year Built/Renovated	1996
Parcel	54-10-0046-001A-0000

## Rent Schedule

Rent Period	Annual Rent	PSF	Monthly Rent	PSF	% Increase
<b>5/1/2021 - 4/30/2026</b>	<b>\$140,000</b>	<b>\$22.58</b>	<b>\$11,667</b>	<b>\$1.88</b>	-
5/1/2026 - 4/30/2031	\$154,000	\$24.84	\$12,833	\$2.07	10.0%
Option 1: 5/1/2031 - 4/30/2036	\$169,400	\$27.32	\$14,117	\$2.28	10.0%
Option 2: 5/1/2036 - 4/30/2041	\$186,340	\$30.05	\$15,528	\$2.50	10.0%
Option 3: 5/1/2041 - 4/30/2046	\$204,974	\$33.06	\$17,081	\$2.76	10.0%

**Bold = Current Rent**

## Lease Abstract

Address	105 Grand Central Ave, Vienna, WV
Tenant Trade Name	Outback Steakhouse
Lease Entity	Outback Steakhouse of Florida, LLC
Credit Rating	Not Rated- Subsidiary company of OSI Restaurant Partners, LLC (OSI is owned by Bloomin' Brands, Inc.)
Rent Commencement Date	May 1, 2021
Lease Expiration Date	April 30, 2031
Lease Term Remaining	6.3 Years
Renewal Options	3 (5-Year)
Annual Rent (PSF)	\$140,000 (\$22.58 PSF)
Percentage Rent	Outback Steakhouse pays % rent in the amount of 3% over the natural breakpoint of \$4,666,667 for the period Jan 2023- Dec 2023
Rent Increases	10% every 5 years
Lease Structure	NNN (Ground Lease)
Landlord Responsibilities	None
Utilities	Tenant Responsibility
Taxes	Tenant Responsibility
CAM	Landlord Responsibility (Tenant pays Fixed CAM)
Insurance	Tenant Responsibility
ROFR	None
Financial Reporting	Yes, Sixty (60) days from the end of each lease year, Tenant to submit monthly a copy of the state sales tax report

# Transaction Summary & Percentage Rent

(in USD)	Year 1
<b>Base Rent</b>	\$140,000
Real Estate Tax Recoveries	\$6,098
CAM Recoveries	\$3,000
<b>Total Operating Revenue</b>	\$149,098
<b>Operating Expenses</b>	
Real Estate Taxes	\$6,098
<b>Total Operating Expenses</b>	\$6,098
<b>Net Operating Income</b>	<b>\$143,000</b>

## Percentage Rent Schedule

Period	Sales	% Rent	Natural Breakpoint	% Rent Paid \$
Rolling 12 (Nov 2024- December 2023)	\$5,378,724	3.00%	\$4,666,666.67	-
1/1/2023- 12/31/2023	\$5,438,955	3.00%	\$4,666,666.67	\$23,168.64

# Lease Abstract & Property Details - Popeyes

## Property Overview

Rentable Building Area (SF)	1,850
Acreage	0.74
Year Built/Renovated	2016
Parcel	54-10-0046-0004-0000

## Rent Schedule

Rent Period	Annual Rent	PSF	Monthly Rent	PSF	% Increase
<b>11/1/2021 - 10/31/2026</b>	<b>\$90,750</b>	<b>\$49.05</b>	<b>\$7,563</b>	<b>\$4.09</b>	-
11/1/2026- 10/31/2031	\$99,825	\$53.96	\$8,319	\$4.50	10.0%
Option 1: 11/1/2031- 10/31/2036	\$109,808	\$59.36	\$9,151	\$4.95	10.0%

**Bold = Current Rent**

## Lease Abstract

Address	311 Grand Central Ave, Vienna, WV
Tenant Trade Name	Popeyes
Lease Entity	GPS Hospitality Ventures, LLC, Guarantor: GPS Hospitality Holding Co. (475+ Unit Franchisee)
Rent Commencement Date	October 1, 2016
Lease Expiration Date	October 31, 2031
Lease Term Remaining	6.8 Years
Renewal Options	1 (5-Year)
Annual Rent (PSF)	\$90,750 (\$49.05 PSF)
Percentage Rent	Popeyes pays % rent in the amount of 3% over the natural breakpoint of \$2,200,000 for the period Jan 2023- Dec 2023
Rent Increases	10% every 5 years
Lease Structure	NNN (Ground Lease)
Landlord Responsibilities	Landlord responsible for the Access Easement Area, Tenant reimburses based on the Base Yr amount of \$3,369. Grown 3% Annually.
Utilities	Tenant Responsibility
Taxes	Tenant Responsibility
CAM	Landlord Responsibility (Tenant pays fixed CAM)
Insurance	Tenant Responsibility
ROFR	None
Financial Reporting	Yes, Sixty (60) days from the end of each lease year

# Transaction Summary & Percentage Rent

(in USD)	Year 1
<b>Base Rent</b>	\$90,750
Real Estate Tax Recoveries	\$6,074
CAM Recoveries	\$4,268
<b>Total Operating Revenue</b>	\$101,092
<b>Operating Expenses</b>	
Real Estate Taxes	\$6,074
<b>Total Operating Expenses</b>	\$6,074
<b>Net Operating Income</b>	<b>\$95,018</b>

## Percentage Rent Schedule

Period	Sales	% Rent	Natural Breakpoint	% Rent Paid \$
Rolling 12 (Sep 2024- Oct 2023)	\$1,307,847	3.00%	\$2,200,000	-
1/1/2023- 12/31/2023	\$1,287,623	3.00%	\$2,200,000	\$0.00

# 04

MARKET OVERVIEW &  
TENANT PROFILES



# Market Overview

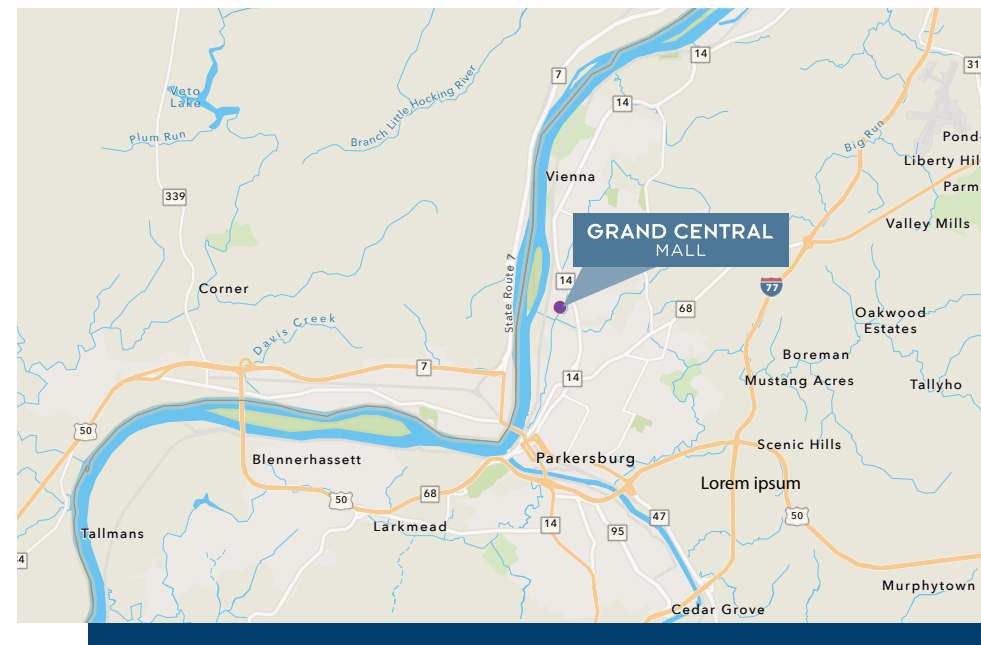


## AREA OVERVIEW

Vienna is a city in Wood County, West Virginia, along the Ohio River. The city is home to approximately 10,400 residents and is located five miles to the northeast of Parkersburg, the county seat. Vienna is part of the greater Parkersburg–Vienna metropolitan area which extends into southeastern Ohio and reported a population of approximately 88,200 residents in 2024.

Downtown Parkersburg features a mix of shops, restaurants, and cultural attractions and is the principal city of the greater trade area. Area attractions include the Blennerhassett Island Historical State Park, which offers insight into early American life, and the Oil and Gas Museum, highlighting the region’s historical significance in the oil and natural gas industries. The area is also home to several parks and recreational areas, providing opportunities for outdoor activities.

Grand Central Mall anchors the main retail corridor of the trade area. The Property is surrounded by a number of names brand national retailers, such as Lowe’s, Sam’s Club, The Home Depot and Walmart, which helps drive traffic to the asset and speaks to the strength and future viability of the asset and sub-market.





Ohio



Grand Central Plaza



14

Grand Central Ave (36,474 VPD)

Ohio River

Grand Central Mall

- JCPenney benefit FIVE BELOW PETSMART
- ROSS DRESS FOR LESS Chick-fil-& Panera BREAD Dunhan's SPORTS
- ULTA BEAUTY FIVE OLD NAVY JOURNEYS
- OUTBACK STEAKHOUSE Olive Garden POPEYES optimum.
- TJ-maxx AspenDental maurices
- AMERICAN EAGLE Bath & Body Works LENS CRAFTERS
- go! RETAIL GROUP BAM! BOOKS-A-MILLION STENCERS belk
- BIRDIEBEE BOOT BARN GameStop
- UNITED BANK K A Y JEWELERS Banter FINISH LINE
- BIG LOTS! MAN CAVE AND APPAREL BUBBLE HOUSE PLANET THE ORIGINAL PIZZA PLACE

GRAND CENTRAL MALL

Downtown Parkersburg

West Virginia

# Economic Overview

The trade area serves as a regional hub for commerce and trade, benefiting from its strategic location along the Ohio River and its proximity to major highways. Historically, manufacturing has been a cornerstone of the trade area economy, particularly in chemicals, plastics, and glass. The healthcare sector is also a significant employer in the region, with facilities like Camden Clark Medical Center providing essential services. The energy sector also plays a crucial role due to the area's economy due to West Virginia's abundance of natural resources. Parkersburg has seen investments in energy-related industries, including pipeline construction and renewable energy initiatives.





Ohio

Downtown Parkersburg

# GRAND CENTRAL MALL

Ohio River

Park Shopping Center

Grand Central Plaza

West Virginia

## Grand Central Mall

## Lakeview Shopping Center

Grand Central Ave (36,474 VPD)

14

# Education & Employment

The MSA is home to West Virginia University at Parkersburg, a public community college with an enrollment of approximately 4,000 students. WVU Parkersburg is the only community college in West Virginia to offer any bachelor's degrees in addition to associates degrees.

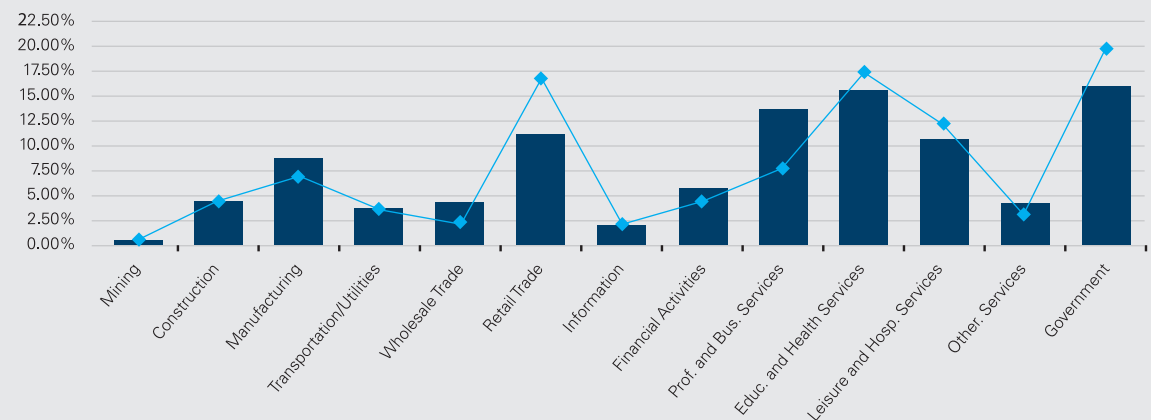


## TOP EMPLOYERS

Employers	# of Employees
Marietta Memorial Hospital	18,000
The Chemours Co.	18,000
Camden Clark Memorial Hospital	16,266
Peoples Bank	13,805
GE Advanced Materials	12,263
Pioneer Pipe	8,735
Mountain State Blue Cross Blue Shield	8,582
Thermo Fisher	7,510
KRATON Polymers	7,500
Marietta College	7,000
Simonton Windows	6,147
Solvay Advanced Polymers	4,800
Ames True Temper	4,346
Fenton Art Glass	4,000
Civic Development Group	3,665
ICT Group	3,261
Walker Systems Inc.	3,000
West Virginia University at Parkersburg	2,304
Westbrook Health Services	2,230
Eramet	2,229

Source: Marietta Area Chamber of Commerce, 2015

### METRO SECTOR EMPLOYMENT WEIGHTING



# Demographic Overview

## POPULATION

The City of Vienna has a population of 10,393, making it the 12th most populous city in West Virginia.

Area	Population Level			Annual Growth	
	2012	2019	2024	2012-2019	2019-2024
Grand Central Mall: 50 Mile Radius	532,108	494,265	486,426	-1.4%	-0.3%
Grand Central Mall: 25 Mile Radius	180,416	171,561	168,791	-1.0%	-0.3%
Grand Central Mall: 10 Mile Radius	107,415	103,152	101,570	-0.8%	-0.3%
Grand Central Mall: 5 Mile Radius	59,077	56,925	56,140	-0.7%	-0.3%
City of Vienna	10,795	10,393	10,182	-0.7%	-0.4%
Parkersburg-Vienna MSA	92,673	88,173	86,761	-1.0%	-0.3%
State of West Virginia	1,852,994	1,773,813	1,750,817	-0.9%	-0.3%
The United States	308,745,538	335,707,897	339,902,796	1.7%	0.2%

Source: US Census, Alteryx

Area	Median Household Income		Annual Growth
	2019	2024	2019-2024
Grand Central Mall: 50 Mile Radius	\$54,707	\$63,357	3.2%
Grand Central Mall: 25 Mile Radius	\$59,453	\$70,344	3.7%
Grand Central Mall: 10 Mile Radius	\$59,309	\$69,336	3.4%
Grand Central Mall: 5 Mile Radius	\$53,029	\$60,013	2.6%
City of Vienna	\$67,585	\$77,852	3.0%
Parkersburg-Vienna MSA	\$59,335	\$68,564	3.1%
State of West Virginia	\$56,394	\$64,147	2.7%
The United States	\$72,414	\$84,445	3.3%

Source: US Census, Alteryx



Parkersburg West Virginia University

# Transportation



## HIGHWAYS

The area is served by two major highways, Interstate 77 and US 50. Other routes through the city include WV routes 2, 14, 47, 68, 95 and 618.

## AIR





Air service is available through Mid-Ohio Valley Regional Airport, which is located ten miles to the northeast of Vienna.










## RAIL

Freight rail service is provided by CSX, with local industries switched by Belpre Industrial Parkersburg Railroad and Little Kanawha River Rail.

# Tenant Profiles

Tenant & Franchisee	HQ	# Locations	Overview																		
	Columbus, OH	1,400+	<p>Headquartered in Columbus, Ohio, Big Lots, Inc. (NYSE: BIG) is a neighborhood discount retailer that provides high-quality service and affordable solutions in every season and category. Big Lots operates 1,400+ stores in 47 states across the United States. The company offers an assortment of brand-name items in categories that include: food, furniture, seasonal items, electronics and accessories, home decor, toys and gifts. In addition to their retail brick and mortar business Big Lots operates a best-in-class ecommerce platform with expanded capabilities via their BOPIS (buy online, pick up in-store) strategy. Additional services include curbside pickup, Instacart, and Big Lots NOW with same day delivery. Big Lots, Inc. generated over \$5.46 billion in Revenue for Fiscal Year 2023.</p> <p>S&amp;P: Not Rated</p> <p><b>Website: <a href="http://www.biglots.com">www.biglots.com</a></b></p>																		
	Orlando, FL	596 (LongHorn Steahouse Locations)	<p>LongHorn Steakhouse is a prominent American casual dining restaurant chain known for its Western-themed dining experience and high-quality steaks. Owned by Darden Restaurants, LongHorn Steakhouse has a strong national presence with 596 locations across the United States.</p> <p>RARE Hospitality International Inc., a subsidiary company of Darden Restaurants, Inc. (NYSE: DRI), owns, operates, and franchises restaurants under the names LongHorn Steakhouse and The Capital Grille. Darden Restaurants, Inc. owns and operates full-service restaurants in the U.S. and Canada. Darden operates under Olive Garden, LongHorn Steakhouse, Cheddar's Scratch Kitchen, Yard House, The Capital Grille, Seasons 52, Bahama Breeze, Eddie V's Prime Seafood, and Capital Burger brands. Olive Garden is an American casual dining restaurant chain specializing in Italian-American cuisine. As of 2024, there were 596 LongHorn Steakhouse locations nationally.</p>																		
 			<table border="1"> <thead> <tr> <th colspan="2">TENANT SYNOPSIS</th> </tr> </thead> <tbody> <tr> <td>Website</td> <td><a href="http://www.darden.com">www.darden.com</a></td> </tr> <tr> <td>Credit Rating</td> <td>S&amp;P: BBB / Outlook: Stable</td> </tr> <tr> <td>Number of Locations</td> <td>1,900+</td> </tr> <tr> <td>Geographic Dispersion</td> <td>U.S. &amp; Canada</td> </tr> <tr> <td>Total Revenue (DRI)- May-2024</td> <td>\$11.39 Billion</td> </tr> <tr> <td>EBITDA (DRI)- May-2024</td> <td>\$1.78 Billion</td> </tr> <tr> <td>Total Assets (DRI)- May-2024</td> <td>\$11.32 Billion</td> </tr> <tr> <td>Free Cash Flow (DRI)- May-2024</td> <td>\$983.6 Million</td> </tr> </tbody> </table>	TENANT SYNOPSIS		Website	<a href="http://www.darden.com">www.darden.com</a>	Credit Rating	S&P: BBB / Outlook: Stable	Number of Locations	1,900+	Geographic Dispersion	U.S. & Canada	Total Revenue (DRI)- May-2024	\$11.39 Billion	EBITDA (DRI)- May-2024	\$1.78 Billion	Total Assets (DRI)- May-2024	\$11.32 Billion	Free Cash Flow (DRI)- May-2024	\$983.6 Million
TENANT SYNOPSIS																					
Website	<a href="http://www.darden.com">www.darden.com</a>																				
Credit Rating	S&P: BBB / Outlook: Stable																				
Number of Locations	1,900+																				
Geographic Dispersion	U.S. & Canada																				
Total Revenue (DRI)- May-2024	\$11.39 Billion																				
EBITDA (DRI)- May-2024	\$1.78 Billion																				
Total Assets (DRI)- May-2024	\$11.32 Billion																				
Free Cash Flow (DRI)- May-2024	\$983.6 Million																				

# Tenant Profiles (cont.)

Tenant & Franchisee	HQ	# Locations	Overview																
  	Tampa, FL	1,018 (Outback Steakhouse Locations)	<p>Outback Steakhouse is a renowned American dining chain specializing in Australian-inspired steakhouse fare, known for its casual dining atmosphere and bold flavors. With a significant presence across the United States and internationally, Outback Steakhouse is part of Bloomin' Brands, Inc.</p> <p>Outback Steakhouse of Florida, LLC, is a wholly owned subsidiary and affiliate of OSI Restaurant Partners, LLC, in 2007 OSI Restaurant Partners, LLC was acquired by Bloomin' Brands (NASDAQ: BLMN). Today, BLMN is one of the largest casual dining companies with approximately 87,000 team members and more than 1,450 restaurants in 46 states, Guam, and 13 countries, some of which are franchise locations. Bloomin' Brands owns, operates, and franchises the following casual dining brands: Outback Steakhouse, Carrabba's Italian Grill, Bonefish Grill, Fleming's, and Aussie Grill by Outback.</p>																
			<p><b>TENANT SYNOPSIS</b></p> <table border="1"> <tr> <td>Website</td> <td>www.bloominbrands.com</td> </tr> <tr> <td>Credit Rating</td> <td>S&amp;P: BB- / Outlook: Positive</td> </tr> <tr> <td>Number of Locations</td> <td>1,450+</td> </tr> <tr> <td>Geographic Dispersion</td> <td>46 States, Guam, &amp; 13 Countries</td> </tr> <tr> <td>Total Revenue (BLMN)- Dec-2023</td> <td>\$4.67 Billion</td> </tr> <tr> <td>EBITDA (BLMN)- Dec-2023</td> <td>\$516.3 Million</td> </tr> <tr> <td>Total Assets (BLMN)- Dec-2023</td> <td>\$3.42 Billion</td> </tr> <tr> <td>Free Cash Flow (BLMN)- Dec-2023</td> <td>\$208.17 Million</td> </tr> </table>	Website	www.bloominbrands.com	Credit Rating	S&P: BB- / Outlook: Positive	Number of Locations	1,450+	Geographic Dispersion	46 States, Guam, & 13 Countries	Total Revenue (BLMN)- Dec-2023	\$4.67 Billion	EBITDA (BLMN)- Dec-2023	\$516.3 Million	Total Assets (BLMN)- Dec-2023	\$3.42 Billion	Free Cash Flow (BLMN)- Dec-2023	\$208.17 Million
Website	www.bloominbrands.com																		
Credit Rating	S&P: BB- / Outlook: Positive																		
Number of Locations	1,450+																		
Geographic Dispersion	46 States, Guam, & 13 Countries																		
Total Revenue (BLMN)- Dec-2023	\$4.67 Billion																		
EBITDA (BLMN)- Dec-2023	\$516.3 Million																		
Total Assets (BLMN)- Dec-2023	\$3.42 Billion																		
Free Cash Flow (BLMN)- Dec-2023	\$208.17 Million																		
   <p>PROUD FRANCHISEE OF</p> 	Toronto, Canada	19 (GPS Franchised Popeyes Locations)	<p>Popeyes, officially known as Popeyes Louisiana Kitchen, is a global chain of fried chicken fast-food restaurants known for its unique Cajun-inspired flavors and menu offerings. Popeyes is a subsidiary of Restaurant Brands International, alongside other major brands like Burger King and Tim Hortons.</p> <p>GPS Hospitality, (the guarantor) is a fast-growing franchise operator focused primarily on restaurants in the quick-service industry. They are one of the largest franchisees of Burger King, Popeyes, and Pizza Hut, emphasizing operational excellence and community-focused growth. Founded in 2012, GPS Hospitality has quickly expanded its footprint across multiple states in the U.S. GPS Hospitality was awarded franchisee of the year in 2024 by QSR Magazine.</p>																
			<p><b>TENANT SYNOPSIS - GPS HOSPITALITY</b></p> <table border="1"> <tr> <td>Website</td> <td>www.gpshospitality.com</td> </tr> <tr> <td>Credit Rating</td> <td>S&amp;P: CCC+ / Outlook: Negative</td> </tr> <tr> <td>Number of Locations</td> <td>475+ (83% Burger King, 4% Popeyes, 13% Pizza Hut)</td> </tr> </table>	Website	www.gpshospitality.com	Credit Rating	S&P: CCC+ / Outlook: Negative	Number of Locations	475+ (83% Burger King, 4% Popeyes, 13% Pizza Hut)										
Website	www.gpshospitality.com																		
Credit Rating	S&P: CCC+ / Outlook: Negative																		
Number of Locations	475+ (83% Burger King, 4% Popeyes, 13% Pizza Hut)																		

---

# Grand Central Mall Outparcel Portfolio

---

## *Net Lease Capital Markets:*

### **Matt Berres**

*Executive Managing Director*

t 949-608-2066

matt.berres@nmrk.com

CA RE Lic. #01977909

### **Samer Khalil**

*Director*

t 949-608-2042

samer.khalil@nmrk.com

CA RE Lic. #02002301

### **Karick Brown**

*Associate*

t 949-608-2175

karick.brown@nmrk.com

CA RE Lic. #02071955

## *Retail Capital Markets*

### **Thomas Dobrowski**

*Vice Chairman*

t 212-372-0751

thomas.dobrowski@nmrk.com

### **Katharine French**

*Managing Director*

t 212-372-0736

katharine.french@nmrk.com

### **Emily Sun**

*Financial Analyst*

t 212-372-2223

emily.sun@nmrk.com

Broker of Record: Louis V. Oliva | WV RE Lic. #WV0027510

18401 Von Karman Ave, Suite 150, Irvine, CA 92612

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.