



80,021± SF
Offering GLA



100%
Occupancy



\$10,385,000
Price



\$675,173
Annual Rent



July 31, 2026
Lease Expiration

National Tenants



Investment Highlights

Single-tenant 'essential needs' grocery opportunity occupied by national grocer, Giant Eagle – an asset class which has proven to be indispensable through every retail climate

Strategically situated just north of Downtown Canton, adjacent to Malone University and just east of I-77 (90,500 VPD) and the Pro Football Hall of Fame Village – a \$700 million mixed-use development

In addition to including GetGo Fuel Center, Huntington Bank Branch & ATM, State Liquor Store and Drive-Thru Pharmacy at the location, Giant Eagle just extended through July of 2026, cementing its ongoing commitment to the site

Giant Eagle boasts strong sales, resulting in a very advantageous and sustainable 2% occupancy cost for the tenant

Giant Eagle has more than 20 years of tenure at the location, having long ago established a loyal base of community shoppers within the Canton market

Strong, localized density characterized by 156,727 people within a 5-mile radius of the Property

Single-tenant, triple net lease structure provides complete, 'hands-off ownership' with minimal Landlord responsibilities

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Giant Eagle

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