

National Tenants





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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

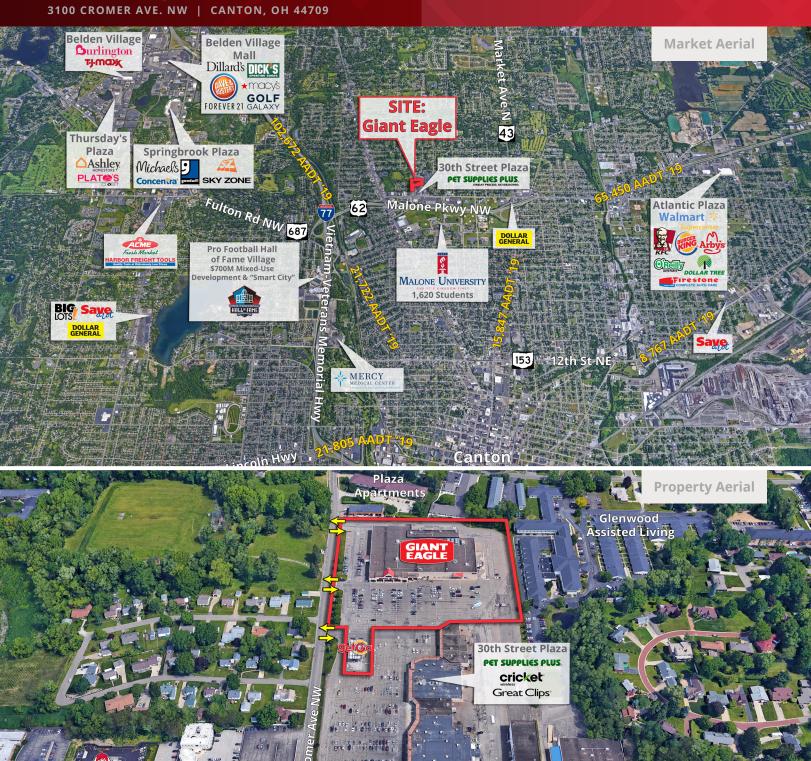
Giant Eagle has more than 20 years of tenure at the location, having long ago established a loyal base of community shoppers within the Canton market

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

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

Giant Eagle





30th St NW

Citizens Bank

Commonwealth Bank

DOLLAR TREE