



# Giant Eagle Pharmacy

## Hollidaysburg, PA

Offered at 50% Below Replacement Cost

Corporate-Guaranteed Stability

Drive-Through Pharmacy Format

Strategic Rite Aid Conversion

Exceptionally Low Rent Basis

Proven Sales

NNN Lease



\*Representative photo

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## INVESTMENT OVERVIEW



\*Representative photo

### ADDRESS

1201 Blair Street,  
Hollidaysburg, PA 16648

### OFFER PRICE

\$1,085,000

### CAP RATE

7.00%

### LEASE TYPE

NNN

### NET OPERATING INCOME

\$76,000

### BUILDING SIZE

± 7,124 SF

### LOT SIZE

± 0.43 Acres

## INVESTMENT HIGHLIGHTS

### Corporate Guarantee

Leased to Giant Eagle, Inc., a \$11.5B regional powerhouse ranked #42 on Forbes' Top Private Companies 2024.

### NNN Lease

No landlord responsibility.

### Drive-Through Pharmacy

Freestanding, modern healthcare retail with full drive-through lane and on-site parking.

### Below Market / Replacement Cost

- Current rent of ±\$10.67/SF is less than half comparable drive-through retail (\$22–\$30/SF)
- At ~\$150/SF all-in, the asset trades at under 50% of replacement cost

### Proven & Exclusive Location

- Former high-volume Rite Aid selected as one of only two conversions
- Only full-service pharmacy in Hollidaysburg with Route 22 visibility and strong prescription demand

### Built-In Upside

10% rent increases every three years; credit-backed income and clear long-term value.



## LEASE SUMMARY

PRICE

\$1,085,000

CAP RATE

7.00%

YEAR BUILT / RENOVATED

1984 / 2023

LEASE SUMMARY

|                    |   |
|--------------------|---|
| Tenant             | Giant Eagle Pharmacy                      |
| Guarantor          | Giant Eagle, Inc. (Corporate Guarantee)   |
| Lease Type         | NNN                                       |
| Lease Commencement | July 21 2016                              |
| Lease Expiration   | February 28 2027                          |
| Remaining Term     | ± 1.3 years                               |
| Rent Increases     | 10% every 3 years                         |
| Renewal Options    | Two (3-year) renewal options at 110% each |
| Parking            | 20 spaces                                 |
| Occupancy          | 100%                                      |



\*Representative photo





# LEASE SUMMARY

## RENT SCHEDULE

| TERM              | PERIOD              | ANNUAL BASE RENT | MONTHLY RENT | RENT PSF (APPROX.) |
|-------------------|---------------------|------------------|--------------|--------------------|
| Current Base Term | Through Feb 28 2027 | \$76,000         | \$6,333      | \$10.67 PSF        |
| Option 1          | 2027 – 2030         | \$83,600         | \$6,967      | 11.70\$ PSF        |
| Option 2          | 2030 – 2033         | \$92,000         | \$7,667      | 12.90\$ PSF        |

## CORPORATE CREDIT BELOW-MARKET RENT INTRINSIC VALUE

### Guarantor

Giant Eagle, Inc. – Backed by an \$11.5B operator

The offering provides a credit-backed income stream at an acquisition basis roughly 50% below replacement cost, enhancing both yield stability and long-term asset protection.







AERIAL







## TENANT OVERVIEW

### About Giant Eagle, Inc.

Founded in 1931 and headquartered in Pittsburgh, PA, Giant Eagle operates more than 400 supermarkets and pharmacies across Pennsylvania, Ohio, West Virginia, Indiana, and Maryland. The company employs over 37,000 people and ranks among the nation's largest privately held retail operators.

### Strategic Expansion

The Hollidaysburg conversion represents Giant Eagle's model for entering strategic, underserved markets with low rent and strong prescription performance.

In 2025, the company acquired prescription files from 78 closing Rite Aid stores and converted two of those sites, Hollidaysburg, PA and Cambridge, OH, into stand-alone Giant Eagle Pharmacies, both showing strong initial results.

### Strategic Rationale

By acquiring proven sites with below-market leases, Giant Eagle secures dominant locations in essential healthcare corridors at favorable occupancy costs, strengthening both operational profitability and regional presence.

FOUNDED

1931

EMPLOYEES

37,000+

ANNUAL REVENUE

\$11.5B

HEADQUARTERS

Pittsburgh, PA



\*Representative photo





## MARKET OVERVIEW

### Strategic Central Pennsylvania location, Altoona market

Hollidaysburg serves as the county seat of Blair County and anchors the Altoona Metropolitan Statistical Area (MSA), supported by healthcare, education, and light manufacturing industries.

The property fronts Blair Street / U.S. Route 22, a primary retail corridor with approximately 17,000 vehicles per day (VPD). Neighboring national tenants, Sheetz, Walmart, Lowe's, Giant Eagle Grocery, and Dunkin', reinforce the corridor's retail draw and daily-needs character.

### Regional Economy Snapshot

- **UPMC Altoona Hospital**  
2,900 employees; regional tertiary-care hub
- **Penn State Altoona**  
3,000+ students; drives education and housing demand
- **Norfolk Southern Railway**  
1,000+ employees; industrial employment anchor
- **Penelec, New Pig, Cookson Electronics**  
Major local employers contributing to income stability
- Strong quality of life, affordable housing, and professional employment base support consistent population and spending growth







DEMOGRAPHICS

AVERAGE INCOME

\$93,420

Within a 5-mile radius of the property

POPULATION

36,064

DEMOGRAPHICS

| POPULATION      | 2 MILES | 5 MILES | 10 MILES |
|-----------------|---------|---------|----------|
| 2024 Population | 12,060  | 36,064  | 100,578  |
| Median Age      | 42.1    | 42.4    | 41.9     |

| HOUSING                | 2 MILES | 5 MILES | 10 MILES |
|------------------------|---------|---------|----------|
| Owner-Occupied Housing | 67%     | 69%     | 70%      |

| INCOME               | 2 MILES  | 5 MILES  | 10 MILES |
|----------------------|----------|----------|----------|
| Avg Household Income | \$93,420 | \$85,356 | \$75,458 |







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