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

*Representative photo

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INVESTMENT OVERVIEW

*Representative photo

ADDRESS
1201 Blair Street,
Hollidaysburg, PA 16648

OFFER PRICE
$1,195,257

CAP RATE
7.00%

LEASE TYPE
NN

NET OPERATING INCOME
$83,668

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.

NN Lease

Tenant covers all expenses except roof and structure, stable, near-passive cash flow.

Drive-Through Pharmacy

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

Below Market / Replacement Cost

- Rent of ±$11.74/SF is below comparable drive-through retail rents ($22-$30/SF).
- At ~$168/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
$1,195,257

CAP RATE
7.00%

YEAR BUILT / RENOVATED
1984 / 2023

LEASE SUMMARY

Tenant	Giant Eagle Pharmacy
Guarantor	Giant Eagle, Inc. (Corporate Guarantee)
Lease Type	NN
Lease Commencement	October 10 2014
Lease Expiration	January 31 2030
Remaining Term	± 3.4 years (as of Sep 8, 2026)
Rent Increases	10% every 3 years
Renewal Options	One (3-year) renewal option at 110%
Parking	20 spaces
Occupancy	100%

*Representative photo

LEASE SUMMARY

RENT SCHEDULE

TERM	PERIOD	ANNUAL BASE RENT	MONTHLY RENT	RENT PSF (APPROX.)
Renewed Term	Through Jan 31 2030	$83,668	$6,972.33	$11.74 PSF
Remaining Option	2030 - 2033	$92,034.80	$7,669.57	$12.92 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.

*Representative photo

AERIAL

Walnut St
Allegheny St
Dream Restaurant
Beech Tree Cafe
Blair St
Beckerz On Blair Street
US Hwy 22
Sprint St
Blair County Bev
BLAIR
giant eagle
Allegheny Street Bed & Breakfast
Clark St
Allegheny St
Church St
Bella St
Jennie St
Ella St
Sheetz
St. Mary Roman Catholic Church
Mulberry St
John's St
HOMETOWN MARKET
OLD CANAL INN
GOOD FOOD AND COLD BEER
Amelia St
DOLLAR GENERAL
Penn St
Blair St
Mortgage Lending
Jones St
Kelly Park
Advanced Metal Processing-Pa
Curry Supply Co
Degol Industrial Dr
Loop Rd
Railroad St
THE DeGOL ORGANIZATION

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 site, 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

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

AVERAGE INCOME

$93,420

POPULATION

36,064

Within a 5-mile radius of the property

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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