



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

TABLE OF CONTENT

I Investment
Overview
Page 3

2 Lease
Summary
Page 4

3 Aerial
Page 6

4 Tenant
Overview
Page 7

5 Market
Overview
Page 8

6 Demographics
Page 9



BROKER

NED ZIV

858.200.1918
ned@icebergnetlease.com
Iceberg Net Lease



INVESTMENT OVERVIEW



*Representative photo

ADDRESS

1201 Blair Street,
Hollidaysburg, PA 16648

OFFER PRICE

\$1,085,000

CAP RATE

7.00%

LEASE TYPE

NN

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.

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

- 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	NN
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.



*Representative photo



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





CONFIDENTIALITY AGREEMENT

By receiving this Marketing Package, you acknowledge that (i) it is a confidential document intended solely for your limited use in evaluating your interest in the acquisition of the Property, (ii) you will maintain its content in strict confidence, (iii) you will not disclose it or its contents to any third party without the prior written consent of the Property's owner ("Owner") or Iceberg Net Lease, and (iv) you will not use any information contained within this document in a manner detrimental to the Owner or Iceberg Net Lease.

Should you decide against pursuing the Property after reviewing this Marketing Package, please return it to Iceberg Net Lease promptly.

DISCLAIMER

This Marketing Package provides selected information about the Property and its Owner and does not claim to be all-encompassing or to contain all information a prospective investor may require for evaluating a purchase of the Property. The information herein has been sourced from what is believed to be reliable avenues but has not been independently verified for accuracy, completeness, or suitability for any specific purpose. All information is provided «as is» without any warranty or representation of any kind. This includes forward-looking estimates based on assumptions about the general economy, market conditions, competition, and other uncertain factors, which may not accurately represent the current or future performance of the Property. References to measurements and quantities are approximate.

The summaries of documents, including leases and other materials

provided herein, may not accurately or completely reflect the full agreements. Qualified prospective purchasers may be given additional information and an opportunity to inspect the Property. Prospective buyers are encouraged to verify the accuracy and completeness of all information, consult with independent legal and financial advisors, and thoroughly assess the transaction and the Property's suitability for their needs. ANY RELIANCE ON THIS MARKETING PACKAGE'S CONTENT IS AT YOUR OWN RISK.

The Owner reserves the right, at its sole discretion, to reject any or all expressions of interest or offers for the Property and/or to terminate discussions at any time with or without notice. All negotiations and offers are non-binding unless a definitive purchase and sale agreement, executed by the Owner, is in place.



*Representative photo



BROKER

NED ZIV

858.200.1918

ned@icebergnetlease.com

Iceberg Net Lease

PRINCIPAL BROKER

BRIAN BROCKMAN

513.898.1551

Bang Realty - Pennsylvania Inc.

LIC #RM432816

BROKERAGE LIC #RB068727

COPYRIGHT NOTICE

© 2025 Iceberg Net Lease. All Rights Reserved.

The Iceberg Net Lease logo and any associated marks are service marks of Iceberg Net Lease. All other trademarks displayed in this document are the property of their respective owners. The use of these logos does not imply any affiliation with or endorsement by Iceberg Net Lease.