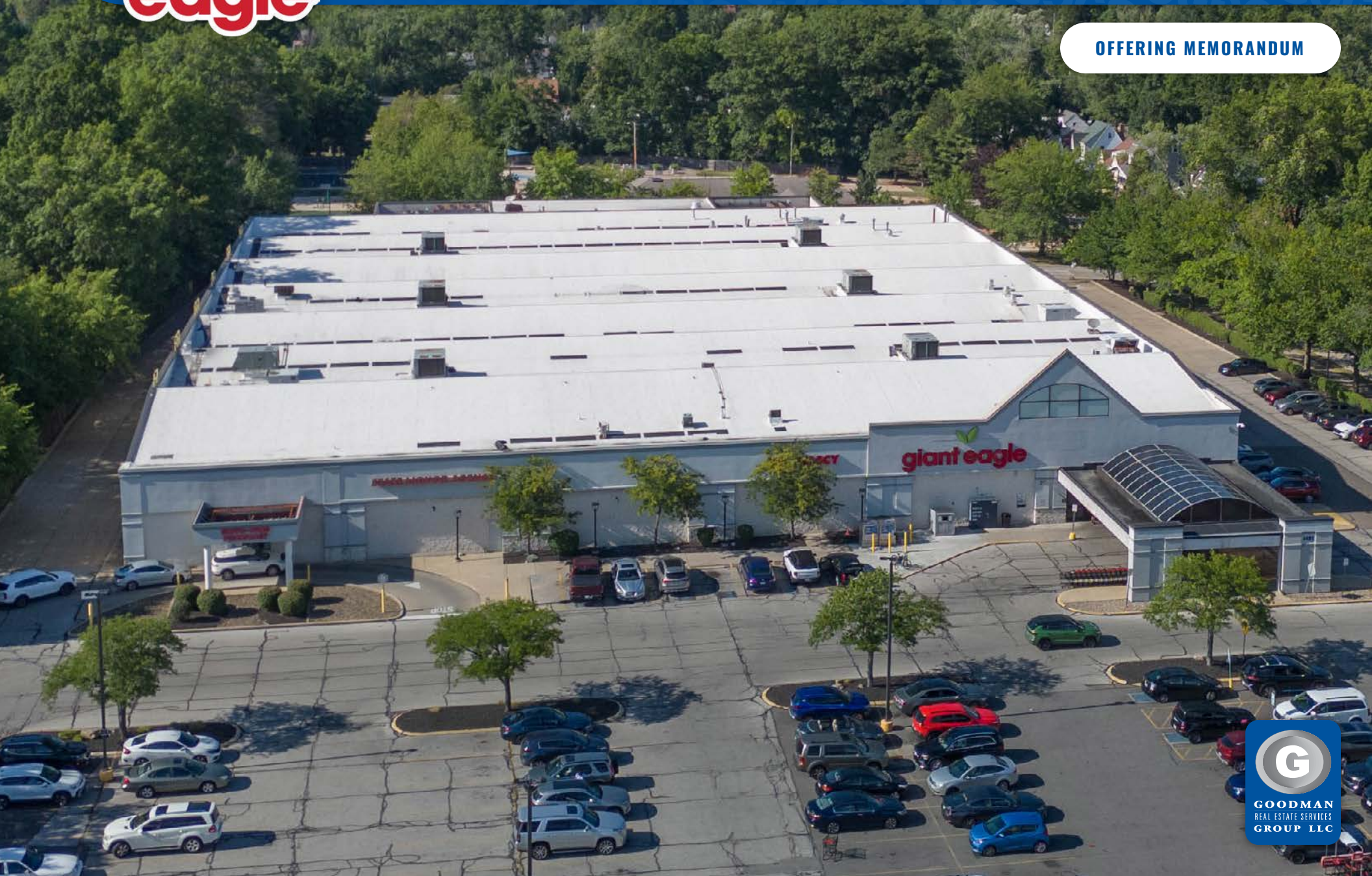
GIANT EAGLE GROCERY STORE - SINGLE TENANT NET LEASE

South Euclid (Cleveland), Ohio

OFFERING MEMORANDUM



GOODMAN REAL ESTATE SERVICES GROUP LLC

CONTENTS

THE PROPERTY

01 Investment Summary
02 Investment Highlights
03 Property Description
04 Property Photos
06 Parcel Map

PERFORMANCE AND TENANCY

07 Rent Roll
08 Tenant Information

MARKET OVERVIEW

09 Property Aerial
11 Regional Map
12 Local Map
13 Demographics



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A MEMBER OF CHAINLINKS RETAIL ADVISORS

Goodman Real Estate Services Group is the Northern Ohio partner of ChainLinks Retail Advisors, the nation's leading retail-focused real estate services and commercial property brokerage organization.

DISCLAIMER: The information contained herein has been obtained from sources believed to be reliable. Goodman Real Estate Services Group LLC and its agents, associates, and employees make no guarantee, warranty or representation about it. The information may be subject to changes in price, financing, leases, or other errors and omissions without prior notice. Evaluating retail investment opportunities requires careful due diligence and information gathering, which is why we suggest that you and your advisors conduct your own careful investigation of the property.

INVESTMENT SUMMARY



PRICE: UNPRICED

CLICK FOR GOOGLE MAP

GIANT EAGLE - FREESTANDING GROCERY STORE

LEASE GUARANTOR	Giant Eagle, Inc.	
GUARANTOR RATING	**Forbes:** #58 of Top 200 Private Employers List **Annual Revenue $8.6 Billion**	
ADDRESS	4401 Mayfield Road South Euclid, Ohio 44121	
LOCATION TYPE	Single Tenant	
LEASE TYPE	Corporate NNN Lease	
BASE TERM EXPIRATION	May 31, 2034	
TENANT SINCE	1998	
MARKET	South Euclid, Ohio (Cleveland MSA)	
POPULATION	2,058,844	
BUILDING SIZE	75,000 Square Feet	
LAND SIZE	6.7 Acres	
RENEWAL OPTIONS	Two 5-Year Options with $1 PSF Rental Increase	
NOI	**Current – 5-31-2029**	$1,162,500
	6-1-2029 – 5-31-2034	$1,200,000

INVESTMENT HIGHLIGHTS

FIRST TIME PUBLIC LISTING

Extremely RARE Opportunity to Acquire a Single Tenant Giant Eagle Grocery Store

FULL-SERVICE LOCATION

Full Size (75,000 SF) Store with Bakery, Deli, Pharmacy, and State Liquor Agency

FORBES 200 LIST

Giant Eagle Ranks #58 Amongst Top Private Companies in the US with $8.6 Billion in Revenue

KROGER ACQUISITION

Kroger (NYSE: KR) Recently Announced Its Acquisition of Giant Eagle for $1.65 Billion

TOP TIER PLACER RANKING

Placer.ai Ranks This Location #14 of 91 Giant Eagle Stores in Ohio

HANDS-OFF INVESTMENT

Giant Eagle is Responsible for Building and Site Maintenance, Repairs, and Replacement

CORPORATE LEASE

Lease Includes Full Guaranty from Giant Eagle, Inc.

DOMINANT NEIGHBORHOOD LOCATION

Over 120,000 People in a 3 Mile Radius with Incomes Over $100,000

COMMITMENT TO THE LOCATION

Giant Eagle Recently Extended Their Lease by 10 Years (Exp. May 2034)

PROPERTY DESCRIPTION



SOUTH EUCLID, OHIO

The Mayfield Road retail trade area is densely populated and fully built out from a commercial standpoint. The area services Cleveland's eastern suburbs including South Euclid, Cleveland Heights, University Heights, Lyndhurst, Mayfield Heights, Richmond Heights, Shaker, and more. Because of this, most national retailers and businesses that desire a presence in Cleveland choose to locate in this area. Spanning from west to east, Mayfield Road is one of the most trafficked retail corridors in all of Ohio. Greater Cleveland itself is ranked as the 32nd largest metropolitan area in the U.S., with 2,055,612 people. The city is located on the southern shore of Lake Erie and was founded in 1796 near the mouth of the Cuyahoga River. It became a manufacturing center due to its location on both the river and lake shore, as well as being connected to numerous canals and railroad lines. As Cleveland continues to evolve and grow, the economy relies on diversified sectors such as manufacturing, financial services, healthcare, entertainment and biotechnology. Over the last 5 years, Cleveland has added over $5 billion worth of new construction, including 1,500 hotel rooms, converting 1 million square feet of commercial space into 3,300 residential units and added 350,000 square feet of prime office space. The city is home to some of the best hospitals in the U.S., including The Cleveland Clinic, University Hospital and MetroHealth. Additionally, the city is home to Playhouse Square, the second largest performing arts center in the U.S. behind New York City's Lincoln Center.

PROPERTY DESCRIPTION

For sale to qualified investors is the fee simple interest in single tenant corporate lease with Giant Eagle, Inc. Opened as a Giant Eagle in 1998, this is the first time this asset has been listed for sale and presents investors with a rare opportunity to acquire a freestanding Giant Eagle store. Situated in 75,000 square feet of space on a 6.7 acre parcel, this is a full-service location that includes bakery, deli, pharmacy, and state liquor agency. According to Placer.ai, this Giant Eagle ranks #14 out of 91 Giant Eagles stores throughout all of Ohio. In 2023, the company added 10 years of additional term to their lease, taking them well into 2034 for corporately-guaranteed term and showing their commitment to the location. Giant Eagle maintains the property including repairs and replacements, and features a near-term 3.2% rental increase in 2029. The company is listed on Forbes Top Private Companies List as #58 with estimated revenue of $8.6 billion. Due to the company's position in the Ohio and Mid-Atlantic markets, Kroger (NYSE: KR) announced in July of 2026 that its board of directors unanimously approved an acquisition of Giant Eagle for $1.65 Billion, with the company being a future subsidiary of Kroger. The property itself is ideally positioned on Mayfield Road in South Euclid, Ohio, an eastern suburb of Cleveland. The Mayfield Road corridor includes nearly all national and regional retailers that have a presence in Northeast Ohio and is one of the largest retail trade areas in the region.

PROPERTY PHOTOS



PROPERTY PHOTOS



PARCEL MAP



PARCEL #
703-03-061

RENT ROLL

TENANT NAME

giant eagle

LEASE TERM

BEGIN	5-17-1994
END	5-31-2034

RENTAL RATES

BEGIN	ANNUALLY
Current	$1,162,500
6-1-2029	$1,200,000
Options:	
6-1-2034	$1,275,000
6-1-2039	$1,350,000

SQ FEET

75,000

RECOVERY TYPE

NNN

PRO RATA

100%

COMMENTS/OPTIONS

Tenant responsible for all maintenance, repair, and replacement of the premises, including roof, structure, parking lot and HVAC, other than repairs to structural portions of the building due only to structural defects. Tenant pays real estate taxes directly to the taxing authority.

Options: Two 5-year options to be exercised no less than 6 months prior to expiration of the current term

TENANT INFORMATION



ON JULY 1, 2026, KROGER ANNOUNCED THAT ITS BOARD OF DIRECTORS UNANIMOUSLY APPROVED THEIR ACQUISITION OF GIANT EAGLE FOR $1.65 BILLION

Giant Eagle, Inc. is both one of the largest privately held supermarket chains and privately held companies in the United States, with roots dating to 1931 when the OK Grocery chain merged with the former Eagle Grocery business in western Pennsylvania. From its beginnings as a neighborhood grocer, the company expanded through acquisitions and organic growth into a leading regional retailer serving Pennsylvania, Ohio, West Virginia, Maryland, and Indiana. Today, Giant Eagle is headquartered in Cranberry Township, Pennsylvania, and operates more than 200 supermarkets under the Giant Eagle, Market District, and Giant Eagle Express banners, along with standalone pharmacies. The company employs approximately 30,000 people and generates annual sales estimated at $8.6 billion to more than $11 billion, depending on the reporting source and fiscal year. Giant Eagle has earned recognition as one of the nation's largest private companies, appearing on Forbes' list of America's Largest Private Companies at #58, and ranking among the top food retailers in North America. Beyond its grocery operations, the retailer is known for its customer loyalty programs, in-store pharmacies, prepared foods, and premium Market District concept stores, which have helped strengthen its reputation for quality, innovation, and community engagement throughout the Midwest and Mid-Atlantic regions.

GIANTEAGLE.COM

The Kroger Co. (NYSE: KR) is the largest traditional supermarket operator in the United States and one of the world's largest retailers. Founded in 1883 by Barney Kroger in Cincinnati, Ohio, the company has grown from a single neighborhood grocery store into a nationwide grocery leader serving millions of customers each week. Headquartered in Cincinnati, Kroger operates approximately 2,700 supermarkets and multi-department stores across 35 states and the District of Columbia under well-known banners including Kroger, Ralphs, Fred Meyer, King Soopers, Fry's Food Stores, Harris Teeter, Smith's, Dillons, Food 4 Less, QFC, Mariano's, Pick'n Save, Metro Market, Baker's, City Market, Jay C Food Stores, Gerbes, Pay-Less Super Markets, and others. Further, in July of 2026, Kroger announced its Board of Directors' unanimous decision to acquire Giant Eagle, Inc. for $1.65 Billion, subject to regulatory approval. The company also operates more than 2,200 pharmacies, over 1,700 fuel centers, and a growing e-commerce and home delivery network. Kroger employs approximately 400,000 associates and generates annual revenue of nearly $148 billion, making it one of the largest private-sector employers and food retailers in the country. The company has consistently been recognized on the Fortune 500, Forbes Global 2000, and Forbes America's Best Employers lists, while its Simple Truth private-label brand has become one of the nation's leading natural and organic food brands. Through continued investments in digital technology, automated fulfillment centers, customer loyalty programs, and private-label products, Kroger remains an industry leader focused on innovation, value, and improving the grocery shopping experience.

THEKROGERCO.COM

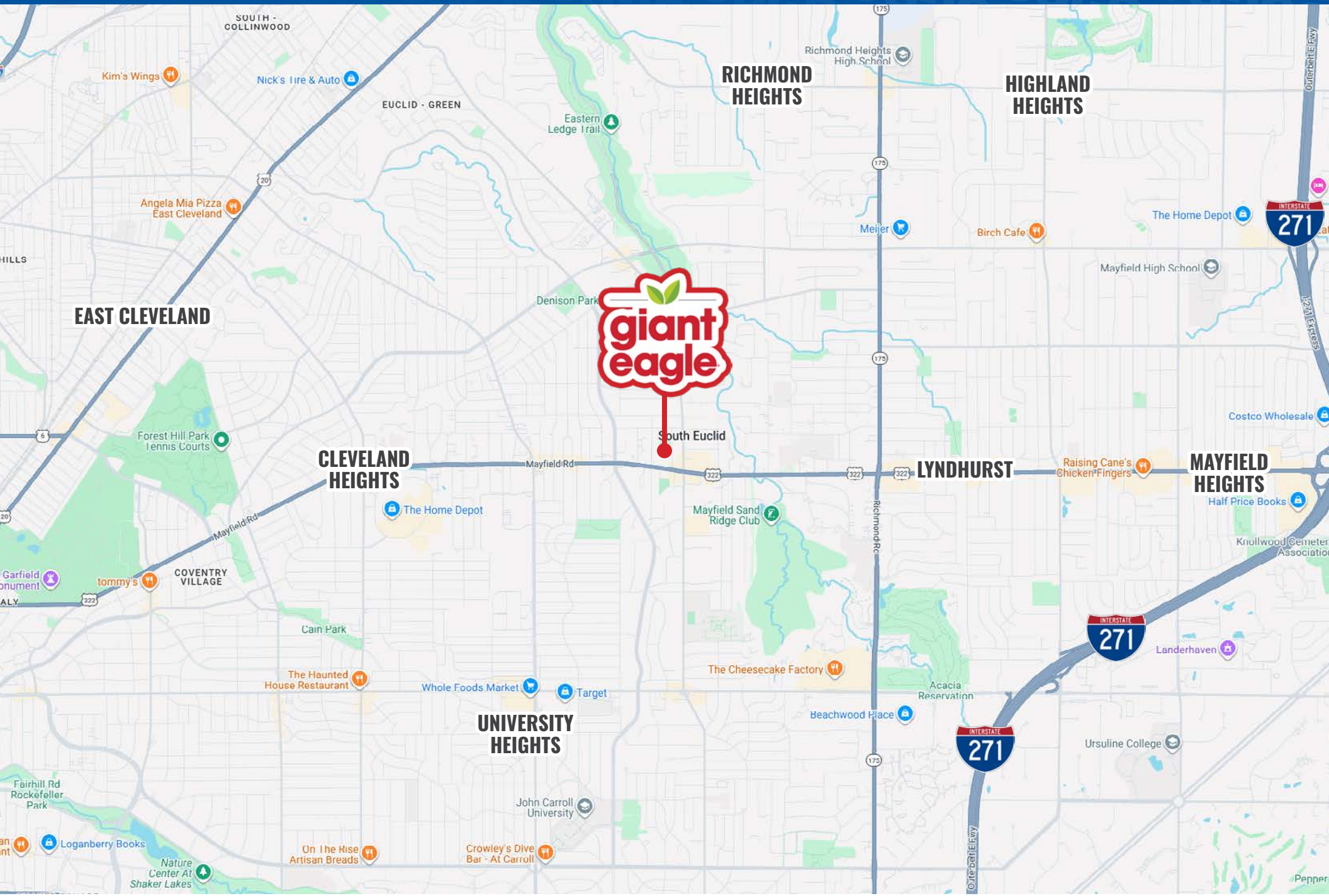
PROPERTY AERIAL



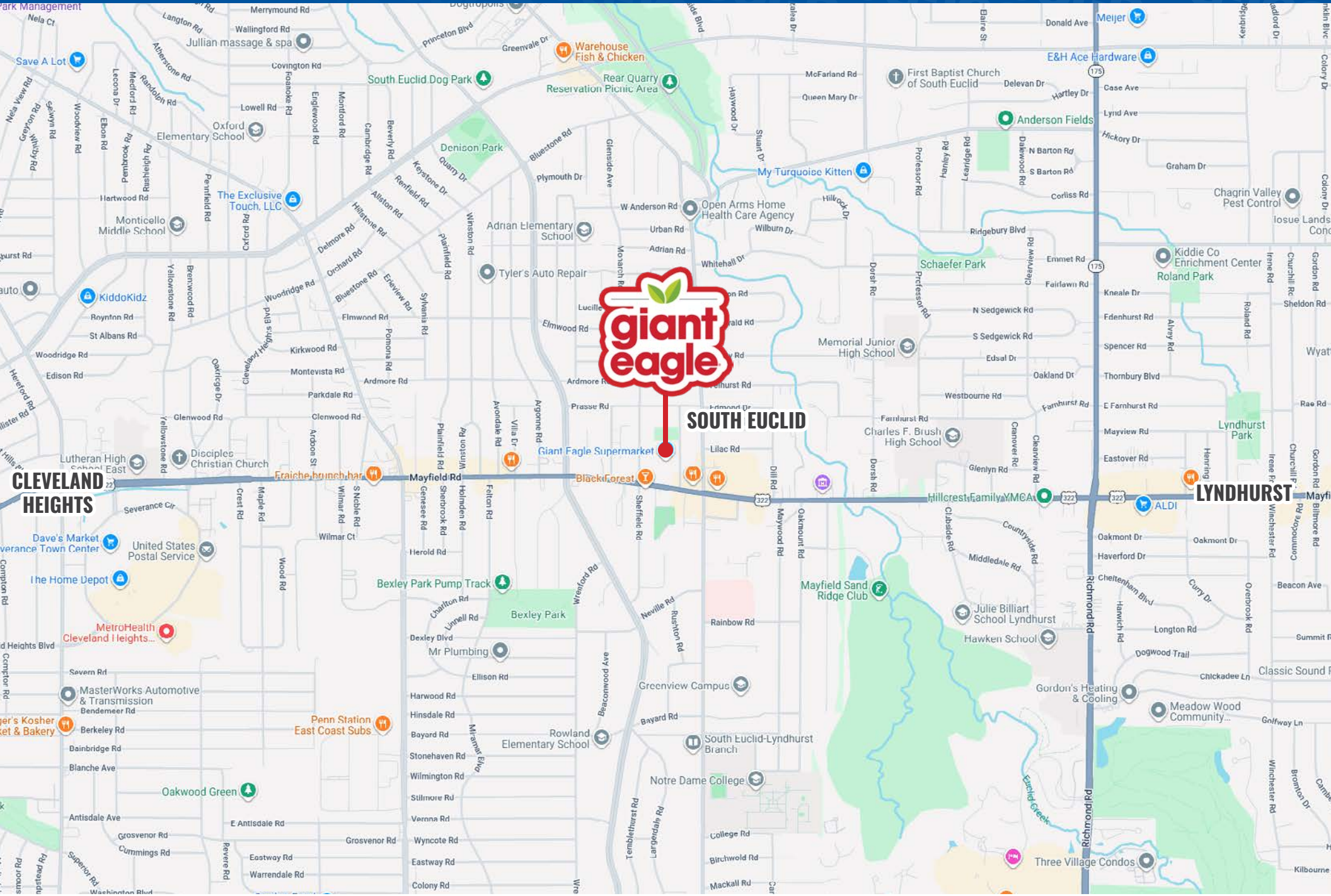
PROPERTY AERIAL



REGIONAL MAP



LOCAL MAP


SOUTH EUCLID
CLEVELAND HEIGHTS
LYNDHURST
Giant Eagle Supermarket
Mayfield Rd
Lilac Rd
Warehouse Fish & Chicken
Rear Quarry Reservation Picnic Area
South Euclid Dog Park
Denison Park
Oxford Elementary School
Monticello Middle School
Adrian Elementary School
Tyler's Auto Repair
Open Arms Home Health Care Agency
My Turquoise Kitten
Anderson Fields
Meijer
E&H Ace Hardware
First Baptist Church of South Euclid
Schaefer Park
Memorial Junior High School
Charles F. Brush High School
Kiddie Co Enrichment Center
Roland Park
Lyndhurst Park
Hillcrest Family YMCA
ALDI
Julian massage & spa
Save A Lot
The Exclusive Touch, LLC
KiddoKidz
Lutheran High School East
Disciples Christian Church
Fraiche brunch bar
Black Forest
Dave's Market
United States Postal Service
The Home Depot
MetroHealth Cleveland Heights...
MasterWorks Automotive & Transmission
Penn Station East Coast Subs
Oakwood Green
Bexley Park Pump Track
Bexley Park
Mr Plumbing
Rowland Elementary School
Greenview Campus
South Euclid-Lyndhurst Branch
Notre Dame College
Mayfield Sand Ridge Club
Julie Billiart School Lyndhurst
Hawken School
Gordon's Heating & Cooling
Meadow Wood Community...
Three Village Condos
Chagrin Valley Pest Control
Classic Sound
Beacon Ave
Richmond Rd
Euclid Creek
Mayfield Rd
322
175

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
Current Year Estimated Population	14,063	121,529	285,542	427,527
5 Year Projected Population	13,416	117,800	277,039	412,893
2020 Census Population	14,293	124,712	292,425	443,046

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
Current Year Estimated Households	5,960	52,065	127,375	190,355
5 Year Projected Households	5,676	50,439	123,576	183,847
2020 Census Households	6,084	53,342	130,704	197,651

AGE	1 MILE	3 MILE	5 MILE	7 MILE
Est. Population Under 10 Years	11.2%	11.2%	10.9%	11.3%
Est. Population 10-19	12.6%	12.3%	12.1%	12.3%
Est. Population 20-30	13.6%	12.4%	13.0%	12.6%
Est. Population 30-44	19.5%	19.0%	18.8%	18.6%
Est. Population 45-59	17.2%	16.1%	16.0%	16.1%
Est. Population 60-74	18.3%	18.8%	19.3%	19.5%
Est. Population 75 Years or Over	7.6%	10.3%	9.8%	9.5%

5 MILE RADIUS DEMOGRAPHICS

285,542 Population

41 Median Age

2.16 Avg. HH Size

AVERAGE HOUSEHOLD INCOME

1 Mile	$104,121
3 Mile	$109,608
5 Mile	$103,006

INCOME	1 MILE	3 MILE	5 MILE	7 MILE
Est. HH Inc $200,000 or more	7.4%	10.7%	10.8%	9.0%
Est. HH Inc $150,000 to $199,999	12.5%	11.1%	8.4%	7.3%
Est. HH Inc $100,000 to $149,999	20.9%	18.5%	14.6%	13.5%
Est. HH Inc $75,000 to $99,999	18.6%	12.7%	11.3%	11.0%
Est. HH Inc $50,000 to 74,999	17.0%	15.1%	15.2%	15.8%
Est. HH Inc $35,000 to $49,999	8.4%	9.4%	11.0%	11.7%
Est. HH Inc $25,000 to $34,999	5.4%	7.2%	8.0%	8.7%
Est. HH Inc $15,000 to $24,999	3.4%	6.5%	8.8%	9.5%
Est. HH Inc Under $15,000	6.4%	8.8%	11.8%	13.6%
Est. Average Household Income	$104,121	$109,608	$103,006	$94,665
Est. Median Household Income	$88,424	$81,396	$66,695	$59,620
Est. Per Capita Income	$44,125	$46,958	$45,949	$42,149

