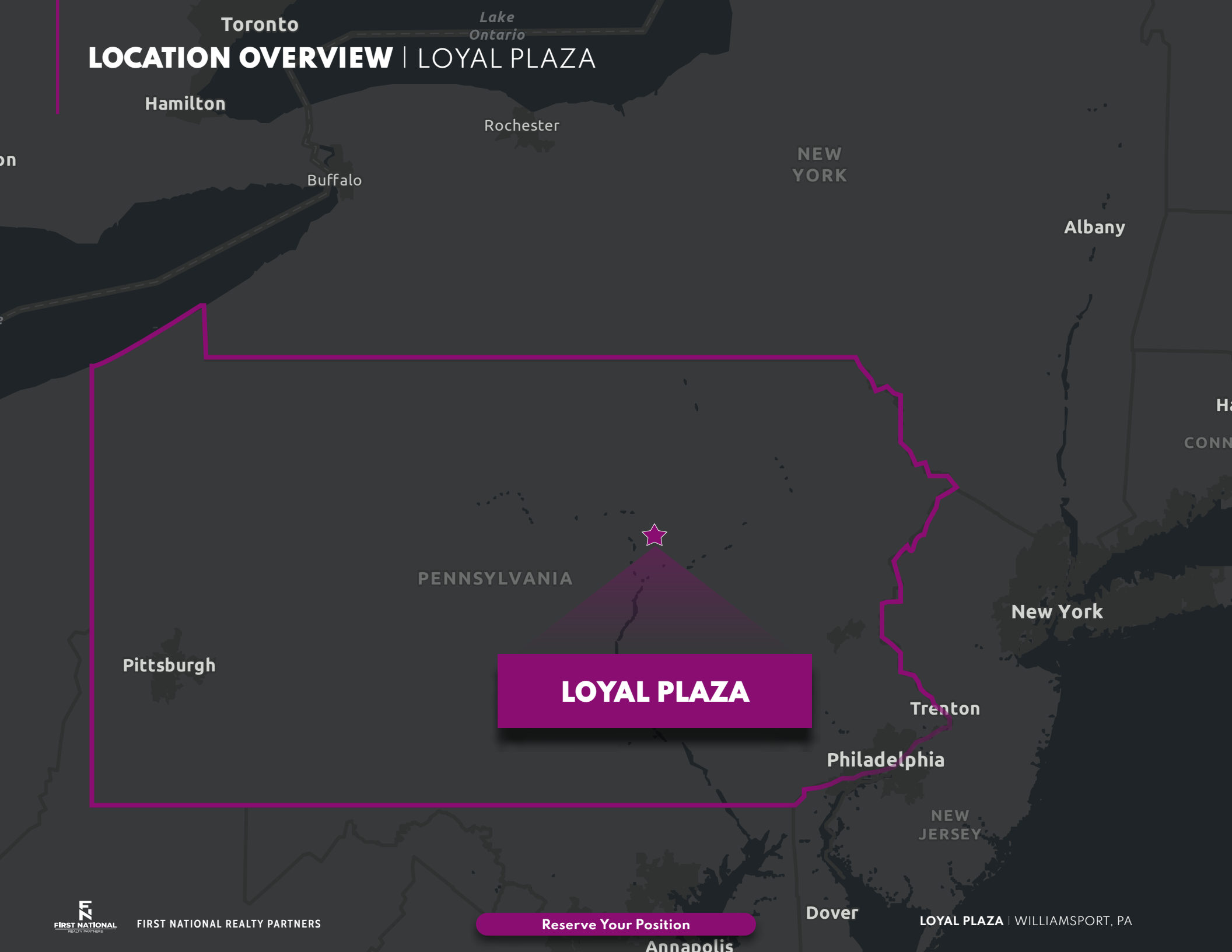
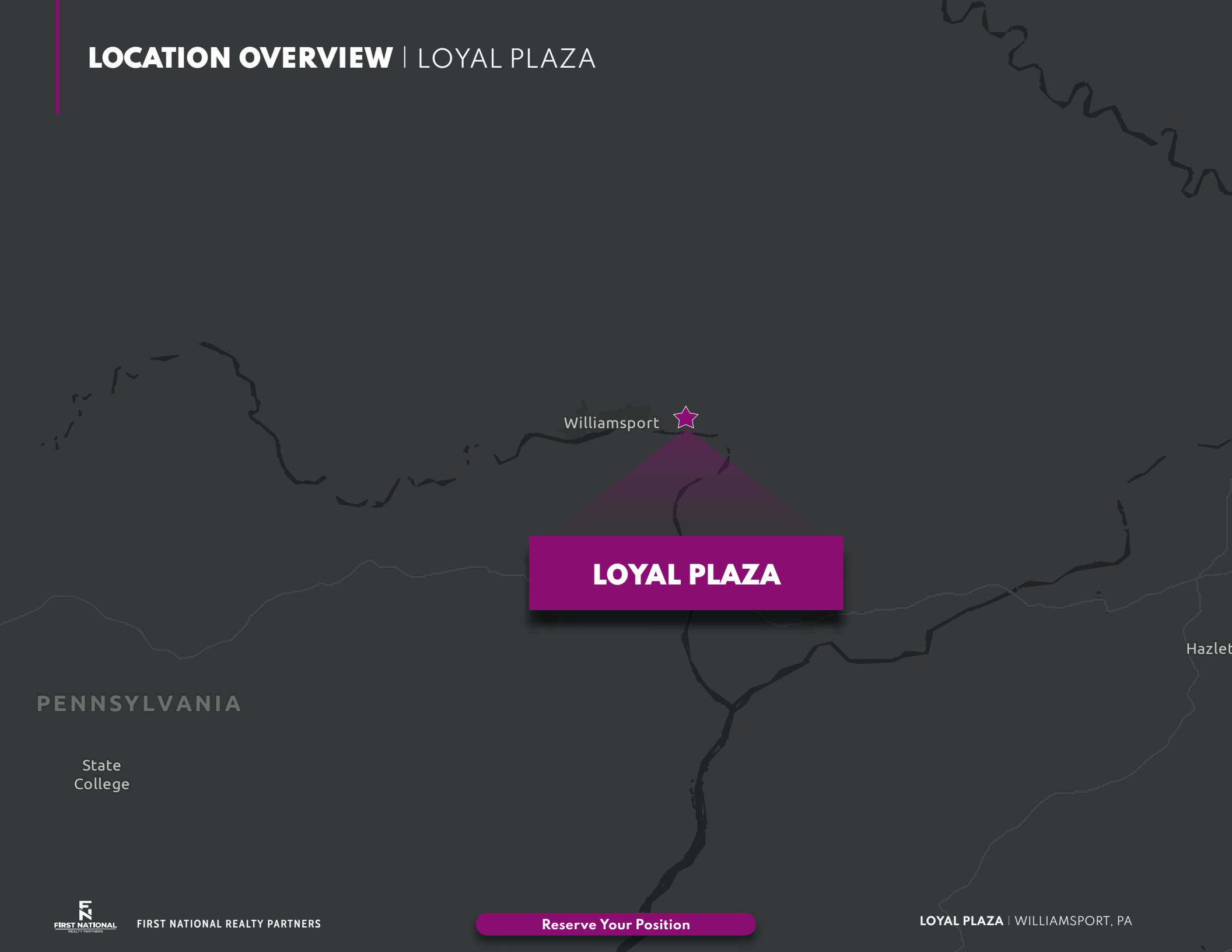


LOCATION OVERVIEW | LOYAL PLAZA



LOCATION OVERVIEW | LOYAL PLAZA



Williamsport

LOYAL PLAZA

PENNSYLVANIA

State
College

Hazlet



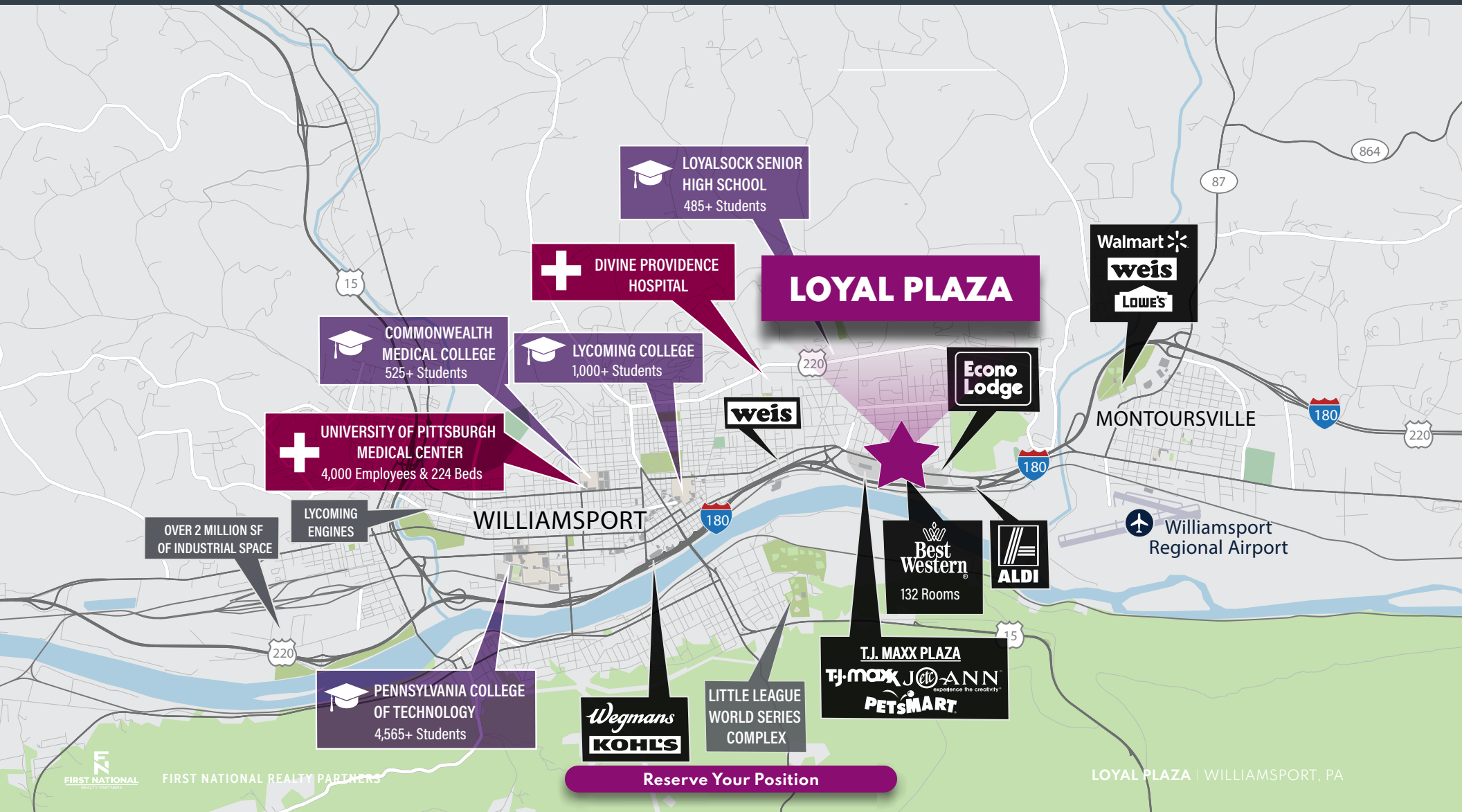
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LOYAL PLAZA | WILLIAMSPORT, PA

LOCATION OVERVIEW | LOYAL PLAZA

- Ideally located less than **1 mile off exit 23 on I-180**, a tributary of I-80, a major east-west connector providing access to major metropolitan markets such as Philadelphia and Pittsburgh
- Excellent positioning allows for visibility from I-180 which sees **over 31,800 VPD** and pulls from an extended trade radius



PROPERTY OVERVIEW | LOYAL PLAZA



Dominant, High-Performing
Grocery-Anchor In Central
PA



Best-In-Class National
Credit Tenant Line-Up



Strong Leasing Retention
And Long-Term Commitment



In-Fill Location Servicing A
Highly Captive Audience
With Excellent Roadway
Connectivity



HOBBY LOBBY

STAPLES®

FINE WINE & GOOD SPIRITS

GIANT®



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COMMERCIAL REAL ESTATE

FIRST NATIONAL REALTY PARTNERS

LOYAL PLAZA | WILLIAMSPORT, PA

ESSENTIAL GROCERY-ANCHORED | LOYAL PLAZA

GIANT

LONG-TERM COMMITMENT

Lease Start - **10/28/1999**

Lease End - **10/31/2029**

 66,935 SF

- **Only Giant in Lycoming County and the most visited Giant within 50 miles out of 6 locations**
- **Above National Average Sales** - \$40.7 million annual sales which implies an excellent 2.12% health ratio
- **24% of Property Gross Income** - Giant accounts for 24% of the Property's gross income and has +22 years of tenure and 7+ years of term remaining

#1 Most Visited

Giant In A 50 Mile Radius Out
Of 6 Locations

1.1 Million+

Customer Visits Over Last 12
Months

90th

Percentile Of Shopping
Centers In The United States

INVESTMENT HIGHLIGHTS | LOYAL PLAZA



BEST-IN-CLASS NATIONAL CREDIT TENANT LINE-UP



- Giant accounts for 24% of the Property's gross income, alongside a strong credit and national tenant lineup that features Hobby Lobby, Staples, Rite Aid, Fine Wine & Good Spirits, Advance Auto Parts, and other modern retail uses that include food and beverage, medical usage, banking and more.



84% of Gross Income from Credit & National Tenants



6.6 Years Weighted Avg. Lease Term

Merchandising Mix

Tenant Type	GLA	% Of GLA	% of Income
Grocery	66,935	27%	24%
Food & Beverage	20,291	8%	11%
Service Oriented	42,681	17%	28%
Medical	11,012	4%	10%
Fitness	19,568	8%	6%
Discount	75,594	31%	17%
Financial Services	8,932	4%	5%
Total	245,013	100%	100%

Credit Tenancy

Tenant Type	GLA	% Of GLA	% of Income
Credit & National Tenancy	221,645	90%	84%
Non Credit & National	23,368	10%	16%
Total	245,013	100%	100%

MARKET OVERVIEW | LOYAL PLAZA

WILLIAMSPORT, PA

Loyal Plaza is situated in Williamsport, Pennsylvania, part of Lycoming County, the largest county in Pennsylvania by area. Approximately 130 miles northwest of Philadelphia and 165 miles east-northeast of Pittsburgh, the County extends over 1,215 square miles and is home to more than 111,500 residents, with the majority of the urbanized area located within one mile north and south of the Susquehanna River. Williamsport serves as the County seat and primary economic center of Lycoming County which offers a wide range of housing options, a diverse spectrum of business environments, and an array of multimodal transportation infrastructure, positioning the area for sustained and future growth. The County is home to an interconnected multi-modal transportation system that provides access to major regional markets such as Philadelphia (175 miles) Pittsburgh (195 miles) and New York City (195 miles). The major highway routes include I-180, US 15, and US 220, which are four-lane highways providing direct access to some of the largest metropolitan regions in the nation. Additionally, Williamsport is the hub of Lycoming County's excellent public transit system, consisting of River Valley Transit (RVT) which has a fleet of 29 buses and transports over 1.3 million passengers a year, an average of 4,300 passengers per day.

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