

MARKET DOMINANT GIANT EAGLE | SOUTHGATE CENTER



LONG-TERM COMMITMENT TO THE CENTER

Lease Start - **01/2012**

Lease End - **10/2027**

69,000 SF

- **A Premier Grocer** - Founded in 1931, Giant Eagle is one of the 40 largest family-operated companies in the US and operates Giant Eagle, GetGo and Market District stores.
- **Local Reach, Regional Brand** - Operates more than 400 retail locations, ranging in size from 120,000 square-foot supermarkets to small neighborhood markets and fuel and convenience locations.
- **Top 75 North American Food Retailer** - Giant Eagle ranked 21st on the list based on sales of \$10 Billion. Source: *Supermarket News*

Grocery Anchored Center With Strong Grocer Sales And Recent Extension

Southgate Center is anchored by Giant Eagle, a market dominant grocer in the Cleveland, Pittsburgh, and Columbus MSA's, who reported strong sales of \$26,448,940 (2.2% Occupancy Cost) for their lease year ending 9/2021. Most recently, Giant Eagle extended their lease at this location for an additional 5-years taking their term out until 10/2027.

Intel's Upcoming \$20B Investment Into Columbus Is
22 Miles Away From Southgate Center

intel®

Nearly 57% of Rental Revenue Comprised From Giant Eagle, Petco, Dunham's, Dollar Tree, Autozone, Buffalo Wild Wings, IHOP, And Fazoli's

Prime Location – Dominant
Retail Corridor



35,000 VPD

Southgate Center is primarily located along Hebron Road (SR-79) (35,000 VPD), which is the primary north-south commercial thoroughfare for the Newark & Heath markets and is also home to the dominant retail corridor in the area.

Giant Eagle – Dominant
Grocer – Recent Extension –
Strong Sales (~\$26.5m – 2.2%
Occupancy Cost)

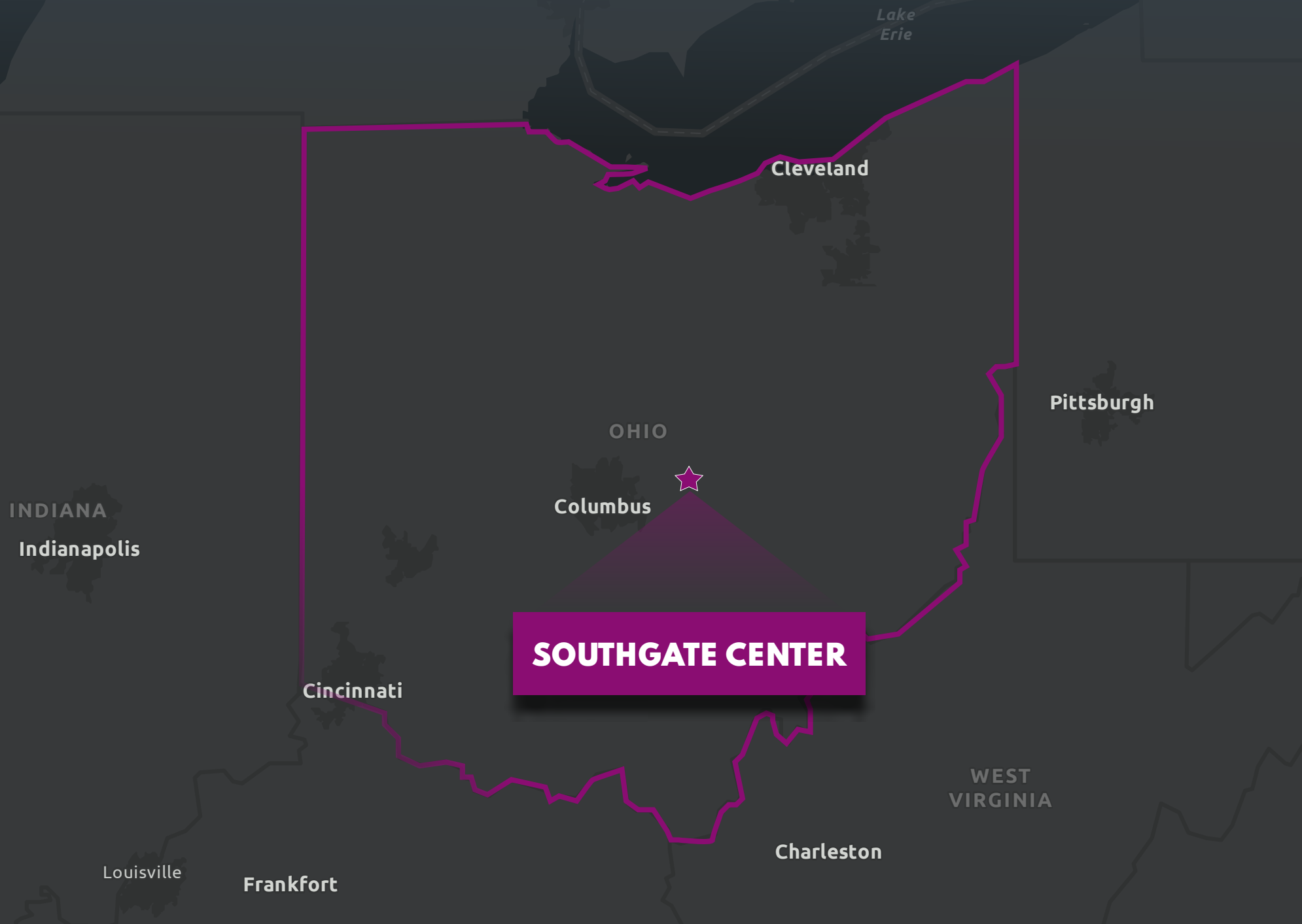
Including new facades, new roofs, new HVAC units, new LED lighting, & parking lot resurfacing.

Solid Demographics – 5-Mile
Population: ~70,000. AHHI:
\$75,320



The Property benefits from desirable demographics in the surrounding area, featuring nearly 70,000 residents within a 5-mile radius boasting average household incomes in excess of \$75,000.

LOCATION OVERVIEW | SOUTHGATE CENTER



SOUTHGATE CENTER

[Reserve Your Position](#)

SOUTHGATE CENTER | HEATH, OH

Delaware

OHIO

LOCATION OVERVIEW | SOUTHGATE CENTER



PROPERTY OVERVIEW | SOUTHGATE CENTER



SOUTHGATE CENTER

PROPERTY OVERVIEW | SOUTHGATE CENTER



SOUTHGATE CENTER



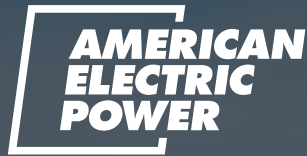
MARKET OVERVIEW | SOUTHGATE CENTER

HEATH, OH

Heath is a small town with an unbeatable location in central Ohio. The city is situated along State Route 79, 5 miles from I-70 and 3 miles from State Route 16. Nearby rail, air and telecommunication capabilities make the area prime for business. Plus, Heath is only ± 30 miles east of Columbus.

Heath has several beautiful parks, picnic areas, walking trails, a top notch community water park, and hundreds of acres of preserved green space. In addition, the area has a high-performing, skilled workforce and numerous restaurants and retail.

HEATH MAJOR EMPLOYERS



COLUMBUS, OH

With a city population of over 878,000 residents, Columbus is the most populous city in the state of Ohio and the 14th most populous city in the United States. Columbus has a strong economy with the health care, education, and technology sectors supporting most of the local economy. Five Fortune 500 companies are headquartered in the city along with national retailers. Columbus is also a popular tourist destination due to its exciting attractions, variety of events and festivals, major shopping centers, and professional and collegiate sporting events. Columbus is home to Ohio State University, the fifth largest university in the country. The city is served by the John Glenn Columbus International Airport where 9 airlines have non-stop service to 47 destinations in the United States. Columbus is an ideal place for families, working professionals, and businesses to thrive.

MARKET OVERVIEW | SOUTHGATE CENTER

ECONOMY

As the capital of Ohio, Columbus is a well-blended mixture of government, industry, and the enormous Ohio State University. There is a strong high-tech presence in the city, in addition to other major industries of education, insurance, banking, fashion, defense, medical research, and hospitality, amongst others. The diverse economic base in Columbus brings it more economic stability and growth than many of its Rust Belt neighbors.

Having been ranked as one of the best places in the country to operate a business in, Columbus is home to the headquarters of five Fortune 500 companies: Nationwide Mutual Insurance Company, American Electric Power, L Brands, Cardinal Health, and Alliance Data. Other major employers in the city include schools, such as Ohio State University, hospitals, such as Ohio Health, Mount Carmel, and Nationwide Children's Hospital, research and development, such as the Battelle Memorial Institute, information and library companies, such as OCLC and Chemical Abstracts Service, and financial institutions such as JP Morgan Chase and Huntington Bancshares. Several national retailers are also based in the city such as Big Lots, Abercrombie & Fitch, Express, and Designer Shoe Warehouse (DSW).

#1
**REMOTE-READY
CITIES IN THE US**
- Forbes, 2019

#1
**BEST PLACES TO
LIVE IN OHIO**
- U.S. News & World Report,
2020-2021



OHIO STATE UNIVERSITY - NEWARK CAMPUS

The Ohio State University at Newark offers an academic environment that's challenging but supportive, with world-renowned professors and access to Ohio State's more than 200 majors. The Newark Campus has nearly 2,500 students who enjoy the advantages of a small-college setting with the support of a world-class university.

Ohio State's Newark satellite campus has a 31 -to-1 student-faculty ratio. The highest degree students can earn at this campus is an Associates degree then they can transfer to Ohio State's main campus to further their education to a Bachelor's or Graduate degree.



\$124M
ECONOMIC IMPACT



2,500+
STUDENT ENROLLMENT



31:1
STUDENT-FACULTY RATIO

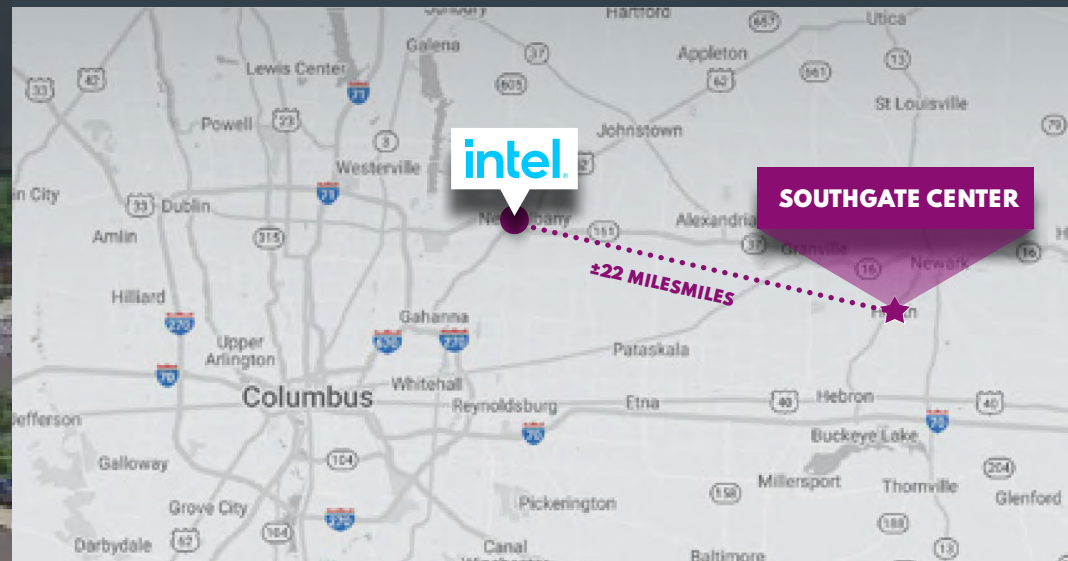
INTEL CAMPUS

Intel is planning to invest more than \$20 billion in the construction of two new leading-edge chip factories in Ohio to boost production to meet demand for advanced semiconductors, power a new generation of innovative products from Intel, and serve the needs of foundry customers.

Spanning nearly 1,000 acres in Licking County, just outside of Columbus, the “mega-site” can accommodate a total of eight chip factories as well as supporting operations and ecosystem partners

As the largest single private-sector investment in Ohio history, the initial phase of the project is expected to create 3,000 Intel jobs, 7,000 construction jobs over the course of the build, and support tens of thousands of additional local long-term jobs across a broad ecosystem of suppliers and partners.

To support the development of the new site, Intel pledged an additional \$100 million toward partnerships with educational institutions to build a pipeline of talent and bolster research programs in the region.



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OHIO STATE UNIVERSITY

Columbus is home to one of the top colleges in the nation with over 46,000 undergraduate students, over 11,000 graduate students, and over 3,000 professional students, while being the third largest employer in the state with over 36,000 employees. Ohio State University is known for educating successful individuals as they are ranked 10th for awarding degrees to Fortune 500 CEO's. The university's 6 campuses generate an economic impact of \$15.2 billion with the Columbus campus contributing \$7 billion.

The University's football team has a massive economic impact on the city of Columbus and the state of Ohio as a whole. Competing in the NCAA Division, each football game brings in about \$7.15 million with the majority coming from their 108,000 seat stadium ticket sales, and the rest from concessions and parking. The popular team attracts tourists from around the country who spend additional money on hotels, food, and at attractions.

OSU offers almost 200 undergraduate majors across 15 schools and colleges. Popular majors include Finance, Psychology, Marketing, and Biology. The university has an extensive student life program, with over 1,000 student organizations; intercollegiate, club and recreational sports programs; student media organizations and publications, fraternities and sororities; and three student governments.



MARKET OVERVIEW | SOUTHGATE CENTER

OHIO STATE UNIVERSITY

OHIO STATE FAIR

Held each summer, Ohio State Fair is one of the largest fairs in the United States. This event is held every summer for twelve days in Columbus with an estimated economic impact of nearly \$75 million.

The fair boasts several rides and attractions for everyone to enjoy along with delicious food from local vendors and live music. The Ohio State Fair brings in people from all over the country and had a record-breaking number of attendees in 2015 with over 982,000 fairgoers.

OHIO THEATRE

The Ohio Theatre is a performing arts center in Columbus known as the "Official Theatre of the State of Ohio". The famous architect, Thomas W. Lamb, who designed the well-known theatre has claimed it as one of his most successful projects.

The Ohio Theatre hosts a variety of artists from classical music to modern dance. The venue is one of the busiest performing arts facilities in the state.

COLUMBUS ZOO & AQUARIUM

The Columbus Zoo and Aquarium is home to over 7,000 animals representing over 800 species. The zoo has a competitive advantage with their 140-acre 18-hole golf course known as the Safari Golf Club. The popular attraction brings in over 2.3 million visitors annually.

The Zoo operates its own conservation program as well, donating money to outside programs as well as participating in their own conservative efforts. Over the past five years, the zoo has contributed over \$3.3 million to more than 40 projects in 30 countries.

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