

Freestanding Giant Eagle

Absolute NNN

Price: \$22,795,000

Cap Rate: 5.1%



Actual Photograph

4401 Mayfield Road
South Euclid, Ohio 44121

ALBRECHT
INCORPORATED

Lease & Property Summary



Location Address

4401 Mayfield Road
South Euclid, OH 44121

Tenant Information

Tenant: Giant Eagle

Guarantor: Giant Eagle, Inc.

Financial Summary

Cap Rate: 5.1%

Price: \$22,795,000

Lease Structure

Initial Term: May 17, 1994

Term Expiration: May 31, 2034

Options: Two (2) five (5) year options

Property Management: No Daily Management

Lease Type: Absolute NNN

Rent Increase: Rent bumps every 5 years

Rent Schedule

6/1/2024 - 5/31/2029: \$1,162,500

6/1/2029 - 5/31/2034: \$1,200,000

6/1/2034 - 5/31/2039: \$1,275,000 (Option)

6/1/2039 - 5/31/2044: \$1,350,000 (Option)

Property Overview

Owner: Albrecht, Incorporated

Ownership Type: Fee Simple

Mortgage: None

Land Area: 6.7 acres, 370 feet of frontage

Building Area: 75,000 square feet

Drive-Thru: Drive-thru pharmacy

State liquor Agency: Giant Eagle operates

a coveted state liquor agency at this site

Retailer Map



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Location Highlights



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- Excellent visibility, accessibility, and parking
- Positioned with a signalized full-movement intersection on the east and a full-movement curb cut on the west
- Ample width and depth of the site allow for a large parking field
- Giant Eagle operates its Getgo gas station just west of this location creating a dynamic and robust market presence
- Dense population with 117,851 people within a 3-mile radius
- High traffic counts - 26,922 VPD
- Surrounded by diverse retailers

About Us



Location Address
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Albrecht Incorporated is a premier commercial real estate company based in Akron, Ohio. Established in 1929, our family-owned business has over 90 years of experience in the industry, making us a trusted and reliable business partner.

We own and manage over 4 million square feet of retail, office, and industrial property in Northeast Ohio. Our properties are well maintained and strategically located.

We have successfully bought and sold numerous properties, demonstrating our ability to efficiently manage and close transactions. When working with us, buyers can be confident in a smooth and successful sale process.

We are dedicated to ensuring that every transaction is handled with the utmost care and integrity.

Contact Information



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Disclaimer



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