

# WALNUT CREEK SHOPPING CENTER

Columbus, Ohio

Giant Eagle Anchored Center (20 Year Lease)

98% Occupied

2008-2009 Construction-115,692 sf

88% of Base Rents from tenant's with 10 year + leases



## offering summary

Purchase Price:	\$22,000,000
Net Operating Income:*	\$1,759,680
Capitalization Rate:	8%
Occupancy:	98%
Terms:	Cash

\*Includes 3 tenants that are under LOI and in lease negotiations.

## investment highlights

- Walnut Creek is 98.6% leased to 14 tenants which include Giant Eagle (86,521 sf), Sherwin Williams (4,275 sf), Urgent Care (3,200 sf), Verizon Wireless (1,600 sf) and Smile Makers (3,200 sf), just to name a few, all of which represent an excellent mix of national, regional and local retailers. Sherwin Williams and Smile Makers have been in the sub-market for years and relocated to Walnut Creek to be part of the dominant grocery-anchored center in the market.
- Walnut Creek was developed in 2008-2009 with a remarkable 88% of the base rents coming from tenants with original 10 year lease terms or longer offering surety of cash flow for years to come.
- Walnut Creek is anchored by Giant Eagle who committed to this site for a 20 year term along with their GetGo Gas and Convenience Store (15 year lease). Giant Eagle, Inc. is ranked 40<sup>th</sup> of Forbes Magazines' list of Largest Privately Held Companies with 2009 revenues in excess of \$8.15 billion with over 35,000 employees.

## tenancy (partial list)

Giant Eagle	86,521 sf
GetGo	Ground Lease
Verizon Wireless	1,600 sf
Donerick's Pub	3,000 sf
Sherwin Williams	4,275 sf
Urgent Care	3,200 sf
Panda Inn	3,000 sf
Smile Makers	3,200 sf
Sunny Street Cafe	3,200 sf
Minuteman Pizza	2,000 sf

## demographics

2010	1 Mile	3 Mile	5 Mile
Population	3,960	45,178	145,365
Households	1,726	18,358	60,295
Avg. HH Income	\$59,975	\$58,324	\$58,728

## investment advisors



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