



**PRESS RELEASE
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Starbucks and Handel's to Join The East End Project in Akron

*Construction begins on retail strip center, a new home for
tenants committing long-term to the site's future*

AKRON, OH – Industrial Realty Group, LLC (IRG), a nationwide real estate development and investment firm, and Solon-based, Industrial Commercial Properties LLC (ICP) announced two new tenants will move to their joint venture, The East End. Starbucks and Handel's Homemade Ice Cream & Yogurt have signed long-term leases for new space on the site.

“The East End continues to expand, offering tenants more opportunities than ever to be part of its growing synergy,” said Stu Lichter, President of IRG. “Starbucks and Handel's are excellent additions for those who live, work and play at the property to enjoy a cup of coffee with co-workers or an ice cream cone with friends after a concert at the theater.”

Construction will begin this week on a three-tenant retail strip center at the corner of E. Market Street and Cook Street, adjacent to the Hilton Garden Inn and Goodyear Hall. The Starbucks will feature an endcap drive-thru. Handel's Homemade Ice Cream & Yogurt will occupy the other endcap and feature an outdoor eating area.

Warren, Ohio-based AVI Foodsystems will be operating this fully-licensed Starbucks location.

“It is exciting to be part of the project,” said Scott Grzelewski, AVI's Chief Operating Officer. “We have a unique opportunity to be part of this exciting property expansion. We look forward to providing exceptional service while growing with East End in this thriving market.”

Both retailers are confident in the location, near the 97% occupied East End Residences, the project's popular, loft-style apartments and the East End Offices, home to Summa Care. The East End is expected to announce additional tenants and the completion of its lobby project soon. In addition, the center will be adjacent to the award-winning, Hilton Garden Inn, which is consistently ranked within the top performing Hilton brand hotels. These components provide a consistent, round-the-clock population of customers.

“It's really a special thing to join The East End at this stage of its development,” said Leonard Fisher, Handel's franchise owner. “The area has really grown in the last 12 months. This is our second store in Akron and our company began in Ohio, so its exciting to be part of this growing community.”

An additional 2,190 sq. ft. interior space is currently available within the new retail strip center, as well as the iconic former bank at the corner of E. Market St. and Goodyear Blvd., providing up to 10,000 sq. ft. for a restaurant/retailer featuring a customizable, open kitchen & large bar area. The space is connected to Goodyear Hall's theater, offices, apartments and gymnasium.

The retail center is anticipated to be completed by the first quarter of 2019.

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About The East End

The East End is a 1.4 million sq. ft., mixed-use redevelopment at the former Goodyear Tire and Rubber Campus in Akron, OH. The project is a joint venture between Los Angeles based, Industrial Realty Group, LLC (IRG) and Solon based Industrial Commercial Properties LLC (ICP). Learn more at www.eastendakron.com.

About IRG

IRG is a nationwide real estate development and investment firm specializing in the acquisition, development and management of commercial and industrial real estate throughout the United States. IRG, through its affiliated partnerships and limited liability companies, operates a portfolio containing over 150 properties in 28 states with over 100 million square feet of rentable space. IRG is nationally recognized as a leading force behind the adaptive reuse of commercial and industrial real estate, solving some of America's most difficult real estate challenges. Learn more at www.industrialrealtygroup.com.

About Industrial Commercial Properties

Industrial Commercial Properties LLC (ICP) is a regional development company headquartered in Solon, Ohio specializing in commercial and industrial rehabilitation, build-to-suits, sale/leasebacks and economic redevelopment. ICP currently owns over 800 acres of developable land, 40 million square feet of industrial and commercial space in four states. Visit our website at www.ICPLLC.com.

About AVI Foodsystems

AVI Foodsystems has long been a strong, successful, family-owned business. Founded in 1960 by John Payiavlas, AVI has an industry-leading reputation, providing customized hospitality and foodservice solutions for thousands of clients and millions of customers throughout 46 states and Canada. AVI offers hospitality services in business, manufacturing, education, leisure and healthcare settings, including a complete offering of on-site dining, vending, micro markets, catering, concessions, office coffee and environmental services.

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