

Investing in Walmart Shadow Centers in Small Town America



FOCUSED NICHE

MRP Capital Group is singularly focused on acquiring existing retail shopping centers in the shadows of the highest-performing Walmart Supercenters in small towns (flyover country), and often overlooked by sophisticated investors. These shopping centers are strategically located next to the largest grocer in the region, serving as the central hub of each community.

PROVEN STRATEGY

Over the past nine years, MRP has consolidated this fragmented asset class into a portfolio that not only offers unique value-add opportunities but has also proven its resilience through various economic cycles. With an established framework in place, MRP is well-positioned to execute its Walmart Shadow Center Value-Add Strategy.

WATCH OUR STORY:
DISCOVERING THE OPPORTUNITY
IN SMALL TOWN AMERICA

EXPERIENCED TEAM

Founders Jordan and Joe have spent 14 years investing together, with a dedicated focus on acquiring and operating retail real estate in small towns across the nation. MRP Capital Group is a vertically integrated firm with a seasoned team managing every aspect of these assets including leasing, property management, construction, finance, and legal. With unparalleled expertise and deep relationships cultivated over years in this niche, MRP has established a platform uniquely poised to capitalize on untapped opportunities and drive sustained, scalable growth.



PARTNERS FOR GROWTH

MRP Capital Group is actively scaling the Walmart Shadow Center asset class to the next level. For partnership and investment opportunities, contact Jordan Breck, President & Founder.

**Current
Portfolio**

83
PROPERTIES

25
STATES

2.1M
SQUARE FEET

**Since
Inception**

114
PROPERTIES
ACQUIRED

\$420M
TRANSACTION
VALUE

3.5M
SQUARE FEET
IN ACQUISITIONS

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MRP CAPITAL
GROUP