



REPRESENTATIVE PHOTO



RITE AID | NN LEASE

400 Lincoln Highway, McKeesport, PA 15035

Presented By:

LAURENCE LIEBOWITZ | BROKER OF RECORD

O: 201-560-1800 C: 201-390-8383

E: LL@LandmarkRECO.com

JORDAN LIEBOWITZ | BROKER

O: 201-560-1800 C: 201-390-0656

E: JORDAN@LandmarkRECO.com

KYLE STAR | BROKER

O: 201-560-1800 C: 908-477-1457

E: KYLE@LandmarkRECO.com

DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Landmark Real Estate Co., LLC or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is Landmark Real Estate Co., LLC representatives listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to Landmark Real Estate Co., LLC.

Neither Landmark Real Estate Co., LLC representative nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Landmark Real Estate Co., LLC with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, Landmark Real Estate Co., LLC and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Landmark Real Estate Co., LLC, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and Landmark Real Estate Co., LLC from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

TABLE OF CONTENTS



4	INVESTMENT OVERVIEW
5	FINANCIAL SUMMARY
6	LOCATION AERIAL
7	AREA OVERVIEW
8	TENANT PROFILE



LAURENCE LIEBOWITZ | BROKER OF RECORD

O: 201-560-1800 C: 201-390-8383

E: LL@LandmarkRECO.com

JORDAN LIEBOWITZ | BROKER

O: 201-560-1800 C: 201-390-0656

E: JORDAN@LandmarkRECO.com

KYLE STAR | BROKER

O: 201-560-1800 C: 908-477-1457

E: KYLE@LandmarkRECO.com

INVESTMENT OVERVIEW

The Property is located at 400 Lincoln Highway in McKeesport, PA approximately 10 miles away from Pittsburgh, Pennsylvania. Rite Aid is located immediately adjacent to a local gas station. The freestanding Rite Aid occupies a highly visible corner property surrounded by dense population on all sides and has contiguous frontage along Lincoln Highway and 5th Avenue. Both are highly traveled streets for the area and boasts over 30,000 vehicles per day combined.

The subject property is supported by robust demographics. The estimated population within a 3-mile radius of the subject property is 59,610 and 140,040 within a 5-mile. Additionally, within a 3 mile radius of the subject property, there are 26,668 households with an average household income of \$56,901. Some of the surrounding retail tenants include: Walmart, McDonalds, Wendy's, Dollar Tree, Advance Auto Parts, Burger King, Sav-A-Lot, Planet Fitness and many more.



DEAL POINTS

NN LEASE

.....
LANDLORD OBLIGATIONS: ROOF & STRUCTURE

.....
MUST EXERCISE OPTION BY: 2 / 18 / 2019

.....
RENT INCREASES WITHIN OPTIONS

.....
RENT COMMENCEMENT AUGUST 1999

.....
TWENTY YEAR TERM

.....
LOCATED IN MCKEESPORT PENNSYLVANIA
.....

OFFERING SPECIFICATIONS

NET OPERATING INCOME	\$316,107
----------------------	-----------

SQUARE-FOOTAGE	14,000
----------------	--------

LAND SIZE	1.5 AC
-----------	--------

YEAR BUILT	1998
------------	------

FINANCIAL SUMMARY

RITE AID | NN LEASE

400 Lincoln Highway, McKeesport, PA 15035

FEE SIMPLE OWNERSHIP

PRICING OVERVIEW

\$3,951,337.50

8.00% Cap Rate

SUMMARY

TENANT NAME	RITE AID
SQUARE FOOTAGE	14,000
LEASE BEGINS	8/18/1999
LEASE ENDS	8/17/2019
ANNUAL RENT	\$316,107
OPTIONS	20 YEAR LEASE
INCREASES	IN OPTIONS

OPERATING SUMMARY

NET OPERATING INCOME	
Years 1 – 20 (Current)	\$316,107
Years 21 - 25	\$321,568
Year 26 - 30	\$327,022
Years 31 - 35	\$322,476
Years 36 - 40	\$337,929

LOCATION AERIAL



AREA OVERVIEW

MCKEESPORT, PENNSYLVANIA

McKeesport is a city in Allegheny County, Pennsylvania and part of the Pittsburgh MSA. It is situated at the confluence of the Monongahela and Youghiogheny rivers. By population, McKeesport is Allegheny County's second largest city, after Pittsburgh. McKeesport is located 10 miles from Pittsburgh. McKeesport PA has a population of 19,592 people as of 2016 with a median age of 42.2 and a median household income of \$32,702. McKeesport's population is a diverse mix of races and nationalities. As a celebration of these heritages, McKeesport hosts an annual ethnic food festival and community celebration referred to as International Village. Started in 1960, the three-day festival is one of the Pittsburgh-area's largest and oldest ethnic festivals and features traditional cuisines from Africa, China, Croatia, England, France, Germany, Greece, Hawaii, Hungary, Ireland, Italy, Lebanon, the Mediterranean, Mexico, Poland, Serbia, Slovakia, Slovenia, Sweden, and Vietnam.



SUBJECT AREA DEMOGRAPHICS



POPULATION

	1 MILES	3 MILES	5 MILES
2010 POPULATION	15,566	60,167	141,247
2017 POPULATION	15,422	59,610	140,040
PROJECTED POPULATION (2022)	15,367	59,449	139,683
HISTORICAL ANNUAL GROWTH			
2010-2017	-0.13%	-0.13%	-0.12%
PROJECTED ANNUAL GROWTH			
2017-2022	-0.07%	-0.05%	-0.05%

HOUSEHOLDS

	1 MILES	3 MILES	5 MILES
2010 HOUSEHOLDS	6,383	26,753	62,890
2017 HOUSEHOLDS	6,346	26,668	62,707
PROJECTED HOUSEHOLDS (2022)	6,344	26,689	62,719
HISTORICAL ANNUAL GROWTH			
2010-2017	-0.08%	-0.04%	-0.04%
PROJECTED ANNUAL GROWTH			
2017-2022	-0.01%	0.02%	0.00%

HOUSEHOLD INCOME

	1 MILES	3 MILES	5 MILES
2017 AVERAGE	\$42,202	\$50,691	\$54,794
2017 MEDIAN	\$32,702	\$38,589	\$41,449

TENANT PROFILE



Rite Aid is a drugstore chain in the United States and a Fortune 500 company headquartered in East Pennsboro Township, Cumberland County, Pennsylvania, near Camp Hill. Rite Aid is the largest drugstore chain on the East Coast and the third largest drugstore chain in the U.S.

Rite Aid began in 1962 as a single store opened in Scranton, Pennsylvania called Thrif D Discount Center. After several years of growth, Rite Aid adopted its current name and debuted as a public company in 1968. Today, Rite Aid is publicly traded on the New York Stock Exchange under the ticker RAD. Rite Aid reported total sales of US\$24.3 billion in fiscal year 2008. In 2008, its market capitalization dropped to under \$500 million. As of 23 February 2012, the market capitalization of Rite Aid was about \$1.4 billion.

Just ten years after its first store opened, Rite Aid operated 267 locations in 10 states. It was named the third largest drugstore in the United States by 1981; shortly thereafter, 1983 marked a sales milestone of \$1 billion. A 420-store acquisition along the east coast expanded Rite Aid's holdings beyond 2,000 locations, as did the acquisition of Gray Drug in 1987. Among the companies acquired was Baltimore, Maryland's Read's Drug Store. On April 10, 1989, Peoples Drug's 114 unit Lane Drug of Ohio was purchased by Rite Aid.

Rite Aid acquired twenty-four Hooks Drug stores from Revco in 1994, selling nine of those stores to Perry Drug Stores, a Michigan-based pharmacy chain. One year later, in turn, the 224-store Perry chain was acquired by Rite Aid. The 1,000-store West Coast chain Thrifty PayLess was later acquired in 1996. The acquisition of Thrifty PayLess included the Northwest-based Bi-Mart membership discount stores, which was sold off in 1998. Acquisitions of Harco, Inc. and K&B, Inc. brought Rite Aid into the Gulf Coast area.



4,500+
LOCATIONS



89,000 +
EMPLOYEES



PUBLICLY
TRADED



McKeesport | Pennsylvania



392 Main Street | Wyckoff, NJ | 07481

RITE AID | NN LEASE

400 Lincoln Highway, McKeesport, PA 15035

Presented By:

LAURENCE LIEBOWITZ | BROKER OF RECORD

O: 201-560-1800 C: 201-390-8383

E: LL@LandmarkRECO.com

JORDAN LIEBOWITZ | BROKER

O: 201-560-1800 C: 201-390-0656

E: JORDAN@LandmarkRECO.com

KYLE STAR | BROKER

O: 201-560-1800 C: 908-477-1457

E: KYLE@LandmarkRECO.com