

LEE & Rite Aid - Ashtabula, OH

COMMERCIAL REAL ESTATE SERVICES

NET LEASE OPPORTUNITY



Rite Aid - Ashtabula, OH

1115 W Prospect Ave, Ashtabula, OH 44004

PROPERTY OVERVIEW

Price:	\$1,854,356
Cap Rate:	9.00%
Building Size:	11,325 SF
Tenant:	Rite Aid

Rent Commencement:	7/29/1996
Lease Expiration:	7/28/2021
Annual Rent:	\$166,892
Lease Type:	NN
Renewal Options:	Five 5-Year
Rental Escalations:	\$11,251 Increase in 1st option, \$11,325 in options 2-5

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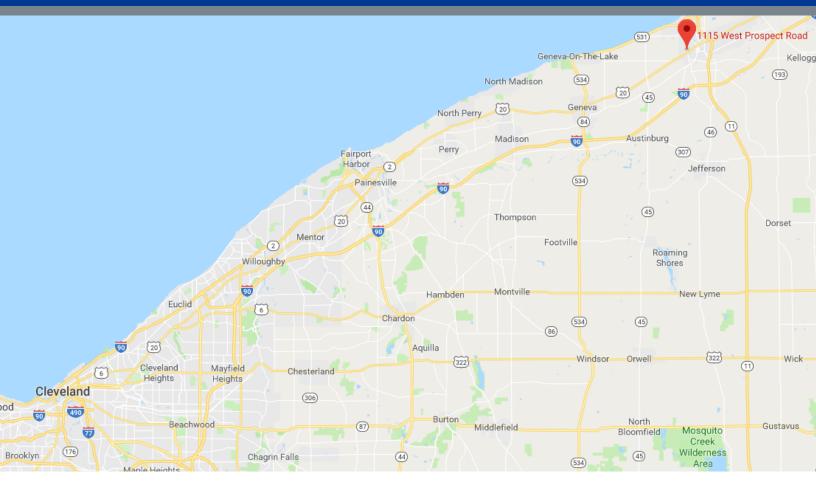
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PROPERTY HIGHLIGHTS

- Low rent to sales ratio
- Over 27,000 people live within three miles of the property
- Positioned at the corner of a signalized intersection along a primary east-west thoroughfare (13,792 VPD)
- Long operating history dating to 1996

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	8,528	27,121	30,369
Total Households	3,389	11,186	12,493
Med. Household Income:	\$20,914	\$33,559	\$36,132



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