



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



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

