

COMMERCIAL REAL ESTATE SERVICES

NET LEASE OPPORTUNITY

Rite Aid - Elmira, NY



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119 W Second St, Elmira, NY 14901

PROPERTY OVERVIEW

Price:	\$3,470,028	
Cap Rate:	7.25%	
Building Size:	10,908 SF	
Tenant:	Rite Aid	

Rent Commencement:	12/7/1999
Lease Expiration:	12/6/2026
Annual Rent:	\$251,577
Lease Type:	NN
Renewal Options:	Four 5-Year
Rental Escalations:	\$285,883 in options

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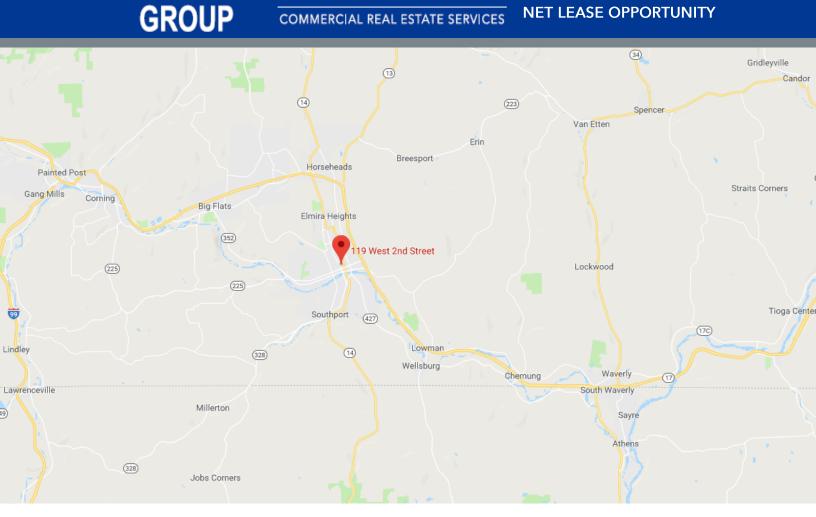


LEE & ASSOCIATES

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PROPERTY HIGHLIGHTS

- Over 7 years remaining
- Over 42,000 people live within three miles of the property
- Low rent to sales ratio

- Positioned at the corner of a signalized intersection along a primary north-south thoroughfare
- Long operating history at the location since 1999

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	15,719	42,834	52,503
Total Households	6,391	16,799	20,994
Med. Household Income:	\$24,931	\$39,779	\$43,580



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