



Rite Aid - Elmira, NY

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

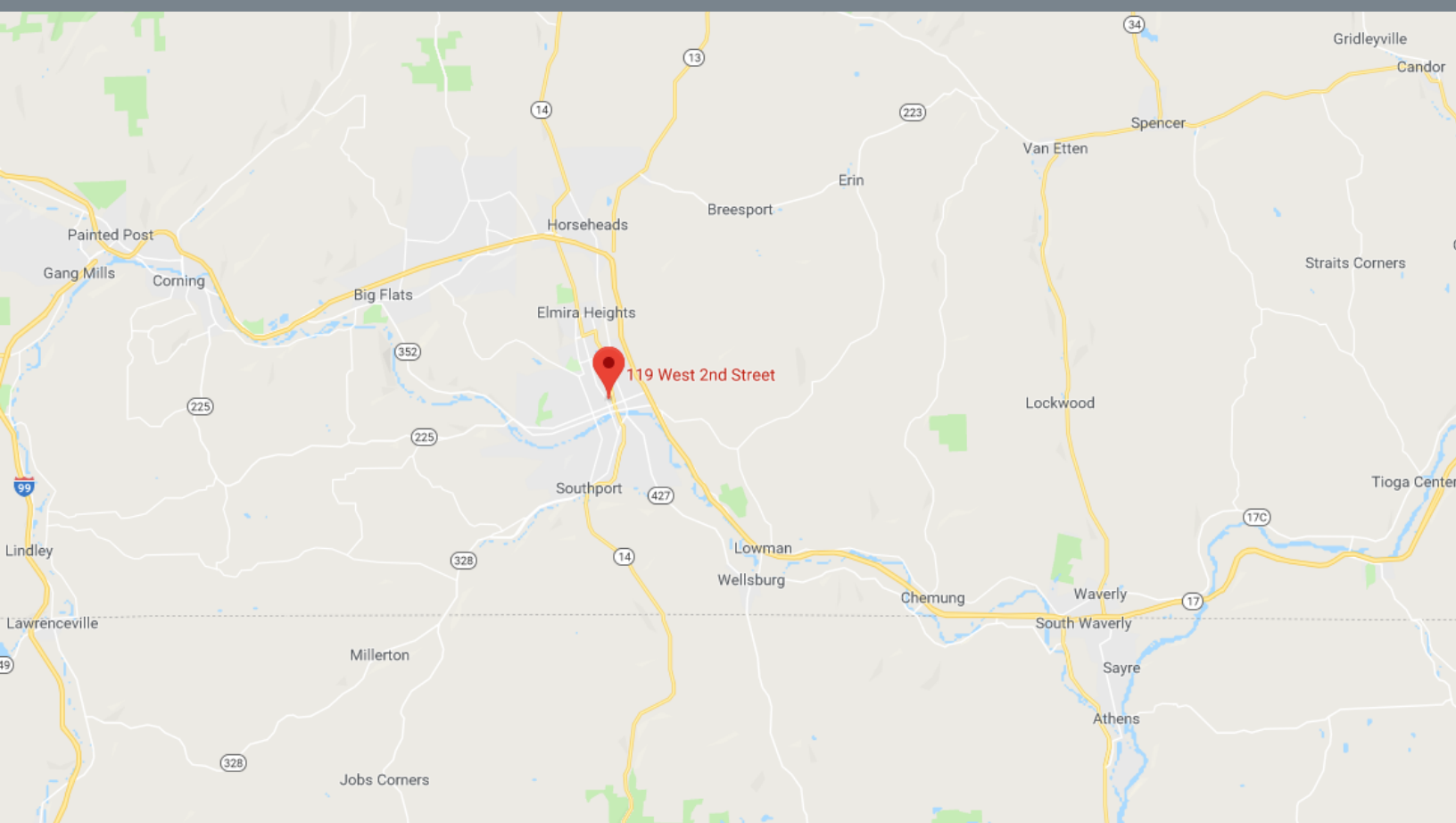
Lease Expiration: 12/6/2026

Annual Rent: \$251,577

Lease Type: NN

Renewal Options: Four 5-Year

Rental Escalations: \$285,883 in options



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

