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COMMERCIAL REAL ESTATE SERVICES

NET LEASE OPPORTUNITY

Rite Aid - Elmira, NY



## 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

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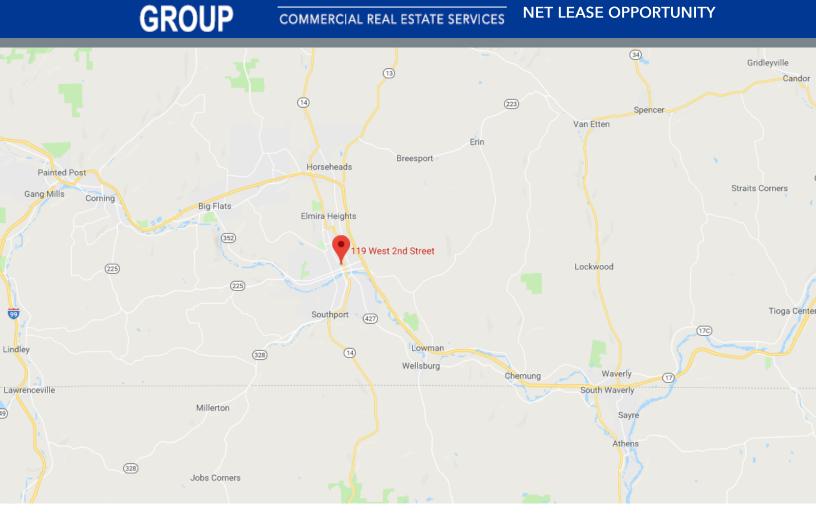


## LEE & ASSOCIATES

#### Rite Aid - Elmira, NY

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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



The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified any of the information contained herein and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.