



Rite Aid - Middlefield, OH

15596 W High St, Middlefield, OH 44062

PROPERTY OVERVIEW

Price: \$2,047,228

Cap Rate: 7.25%

Building Size: 11,325 SF

Tenant: Rite Aid

Rent Commencement: 9/12/1996

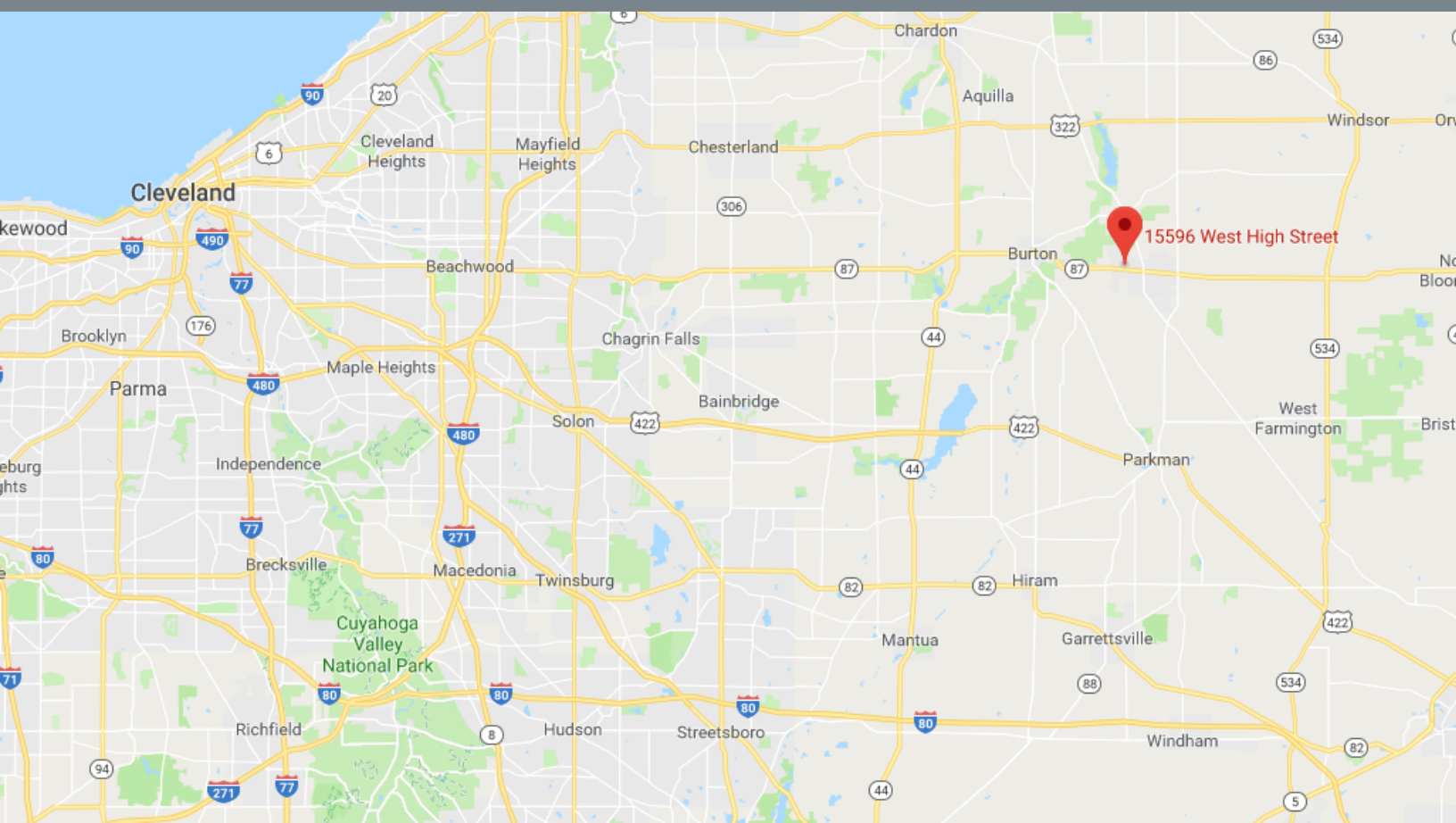
Lease Expiration: 9/8/2028

Annual Rent: \$148,424

Lease Type: NN

Renewal Options: Five 5-Year

Rental Escalations: \$1.00 PSF Increases in options



PROPERTY HIGHLIGHTS

- Over 9 years remaining
- Limited drug store competition
- Recent 10 year extension which demonstrates Rite Aid's commitment to the location
- Low rent to sales ratio
- Long term operating history at location since 1996
- Positioned at the corner of a signalized intersection along a primary east-west thoroughfare (9,541 VPD)
- Across from Walmart Supercenter, Giant Eagle Supermarket, Tractor Supply, ALDI, US Bank and McDonald's

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	2,095	7,673	15,337
Total Households	923	2,696	4,899
Med. Household Income:	\$46,082	\$46,414	\$49,073

