

COMMERCIAL REAL ESTATE SERVICES

NET LEASE OPPORTUNITY



Rite Aid - Middlefield, OH

15596 W High St, Middlefield, OH 44062

PROPERTY OVERVIEW

Price:	\$2,047,228	Rent Commencement:	9/12/1996
Cap Rate:	7.25%	Lease Expiration:	9/8/2028
Building Size:	11,325 SF	Annual Rent:	\$148,424
Tenant:	Rite Aid	Lease Type:	NN
		Renewal Options:	Five 5-Year
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Renewal Options:	Five 5-Year
Rental Escalations:	\$1.00 PSF Increases in options

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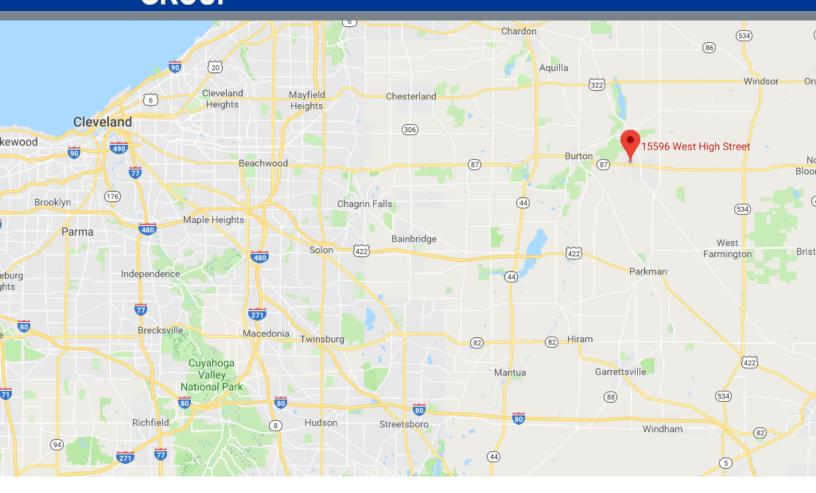
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PROPERTY HIGHLIGHTS

- 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

DEMOGRAPHICS

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



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.

- 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