



RETAIL PROPERTY FOR SALE

RITE AID

1605 Broadway Street, Toledo, OH 43609

RANDALL JACKSON

President/CEO

614.975.6400

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EXECUTIVE SUMMARY

RITE AID

1605 Broadway Street, Toledo, OH 43609



OFFERING SUMMARY

Sale Price:	\$5,125,000
Cap Rate:	7.01%
NOI:	\$359,324
Lot Size:	1.26 Acres
Year Built:	2000
Building Size:	11,180 SF
Zoning:	C - Commerical
Market:	Northwest Ohio
Price / SF:	\$458.41

PROPERTY OVERVIEW

Rite Aid Corporation is drugstore chain in the United States and a Fortune 500 Company. Established in 1962 and taken public in in 1968 (stock symbol RAD). It is headquartered in Pennsylvania. Rite Aid is the third largest pharmacy in the US with 4,621 location through US has over 87,000 thousand employees. This STNL asset is ideal for passive investors with no LL duties and provides a strong return.

PROPERTY HIGHLIGHTS

- Fortune 500 Company
- No landlord duties
- Fee simple
- STNL Property
- NNN Investment
- Long term tenant
- Lease Highlights - 7 years remaining with 6 - 5 year options

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

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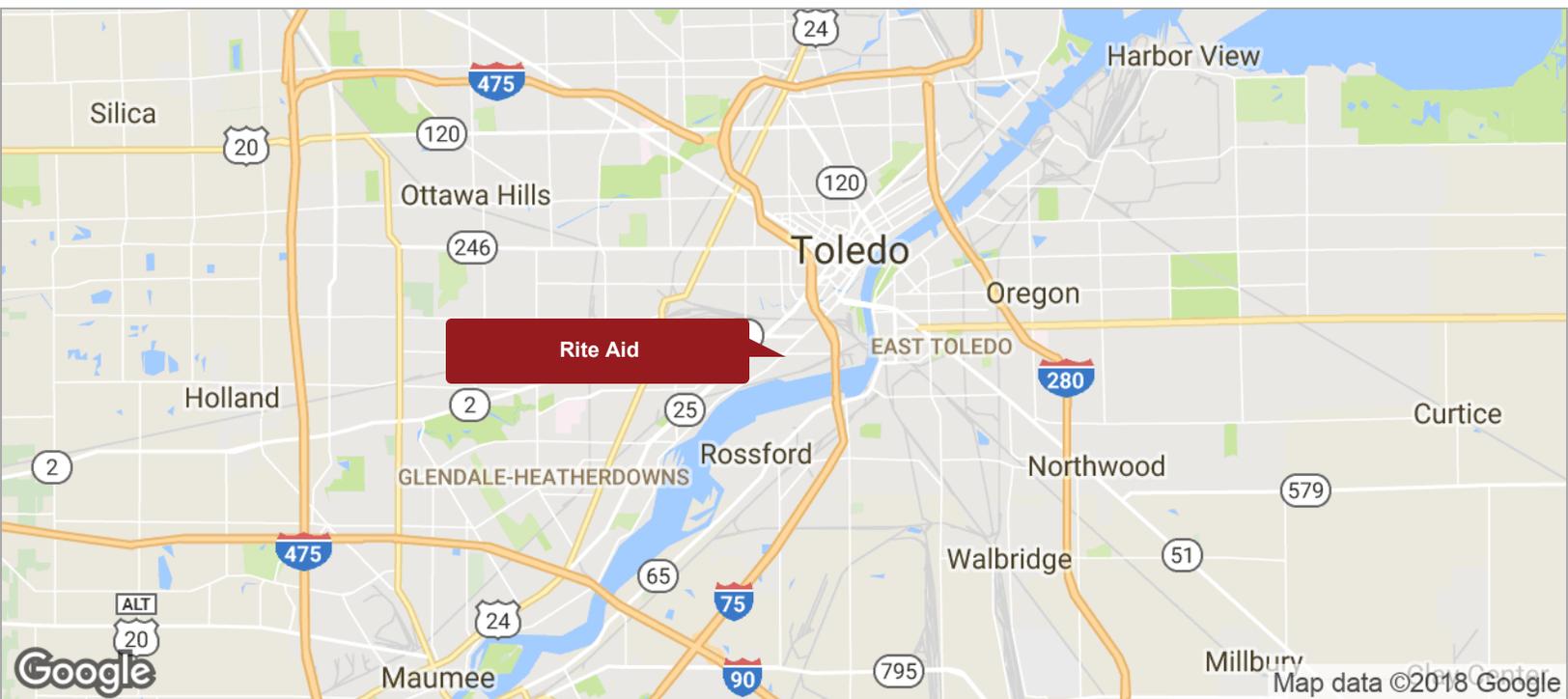
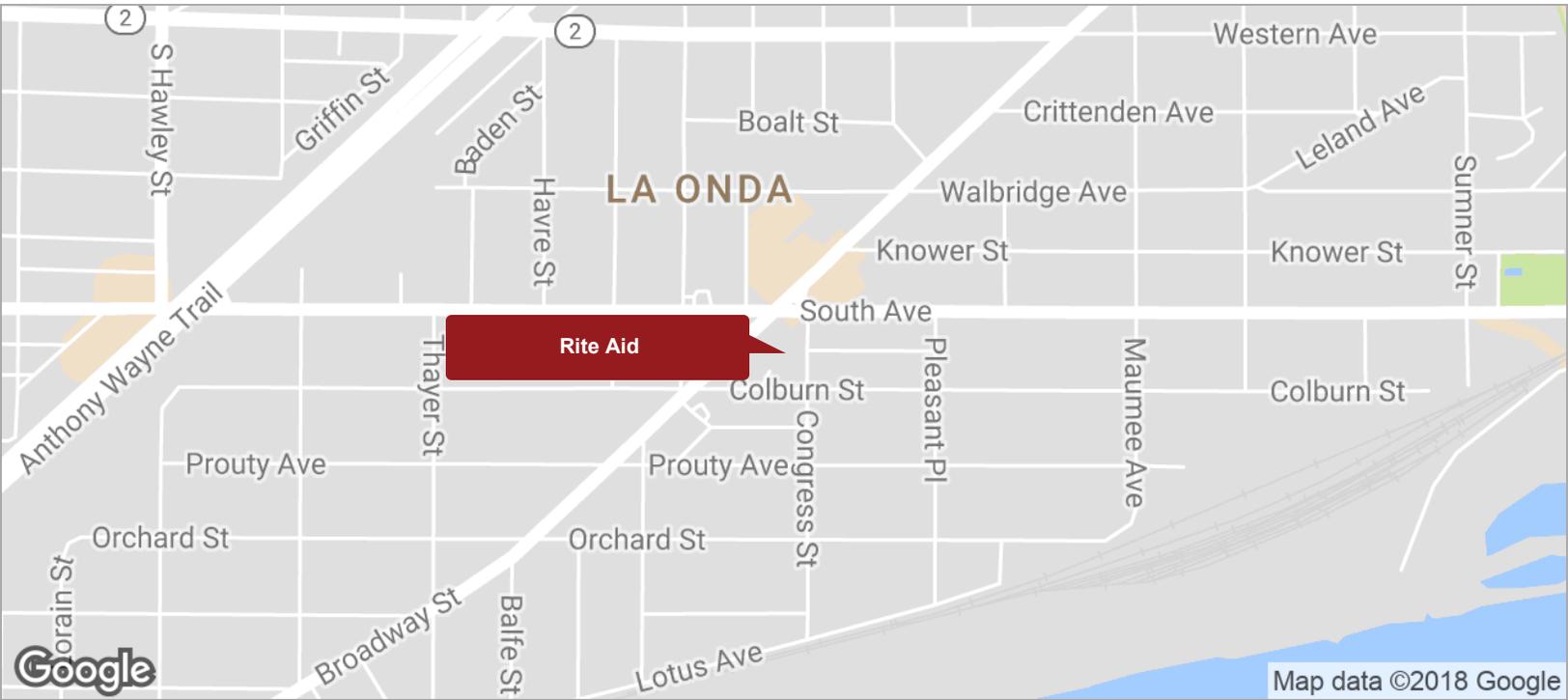
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LOCATION MAPS

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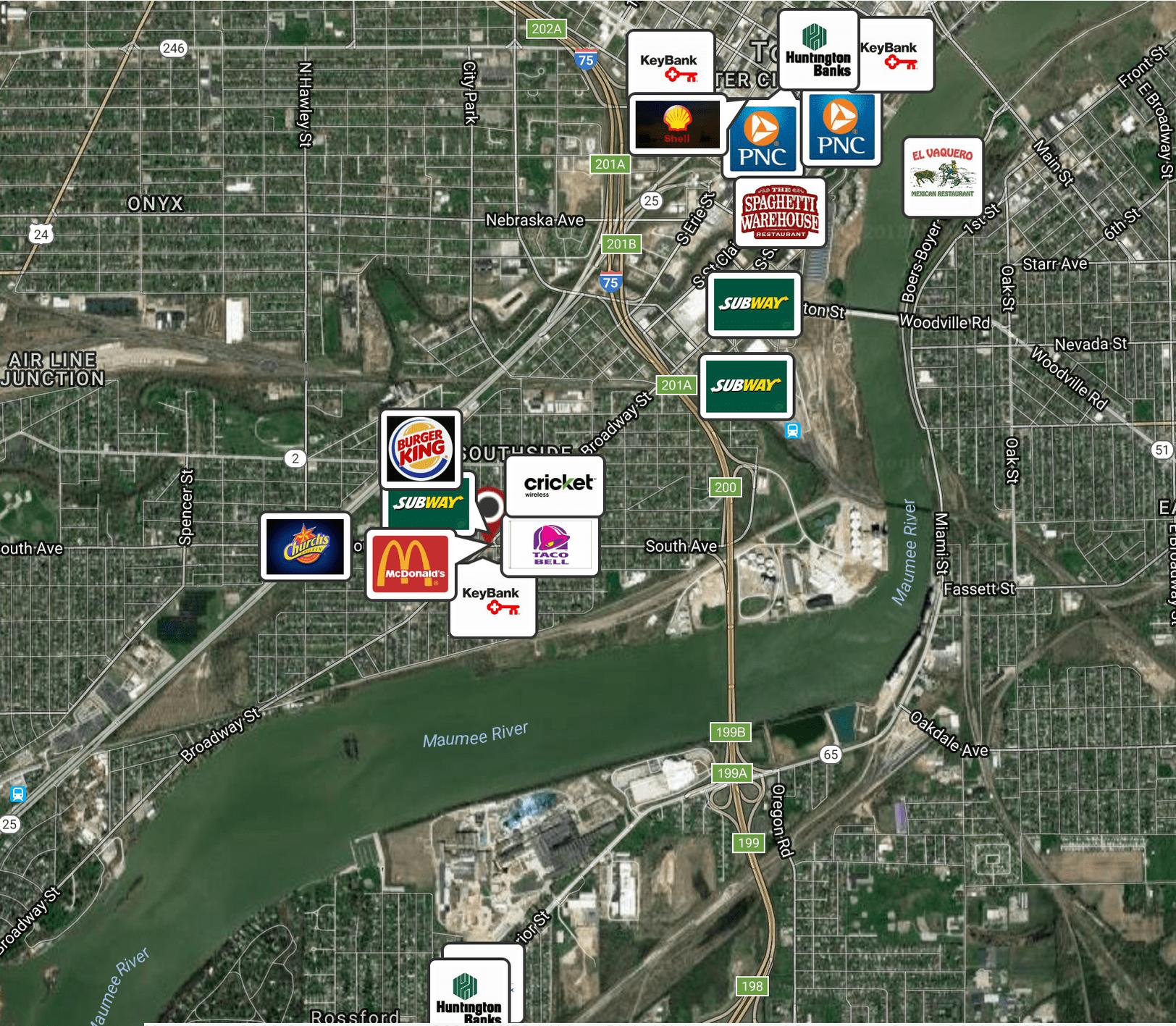
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RETAILER MAP

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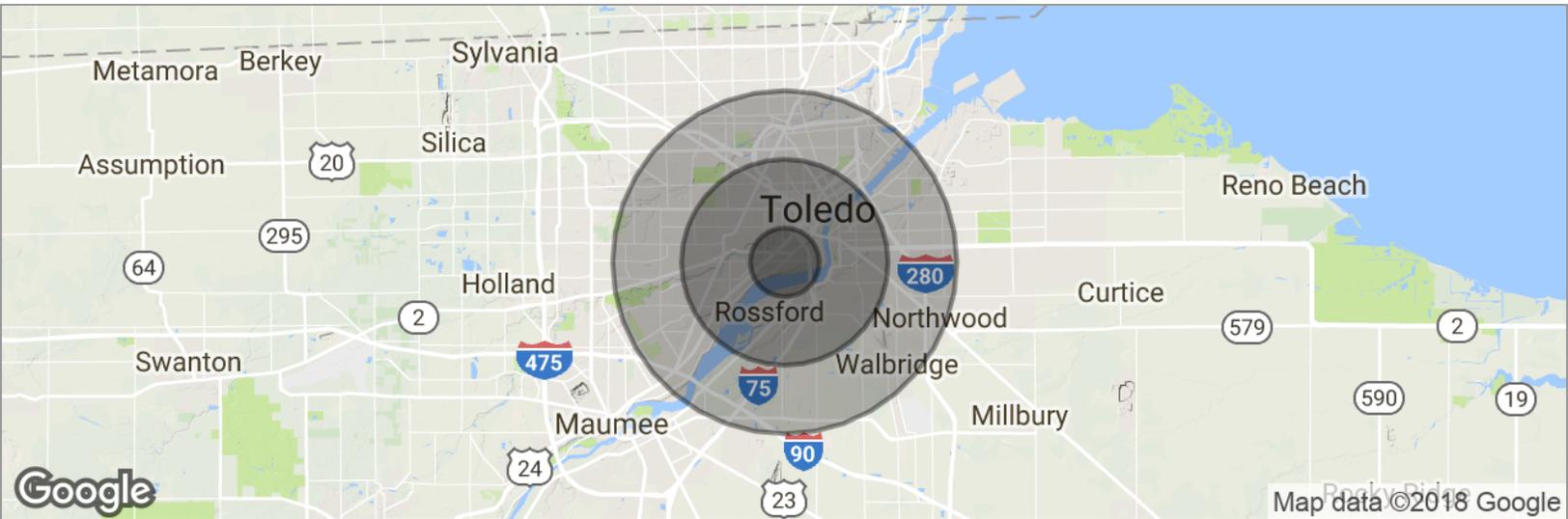
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DEMOGRAPHICS MAP

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,127	93,870	229,091
Median age	30.6	32.5	33.3
Median age (Male)	30.5	30.5	31.5
Median age (Female)	32.2	34.3	34.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,136	37,246	91,035
# of persons per HH	2.7	2.5	2.5
Average HH income	\$34,075	\$37,656	\$41,762
Average house value	\$59,262	\$111,943	\$116,442

* Demographic data derived from 2010 US Census

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