



Rite Aid - Ashtabula, OH

2148 Lake Ave, Ashtabula, OH 44004

PROPERTY OVERVIEW

Price: \$2,407,931

Cap Rate: 7.25%

Building Size: 11,325 SF

Tenant: Rite Aid

Rent Commencement: 3/25/1996

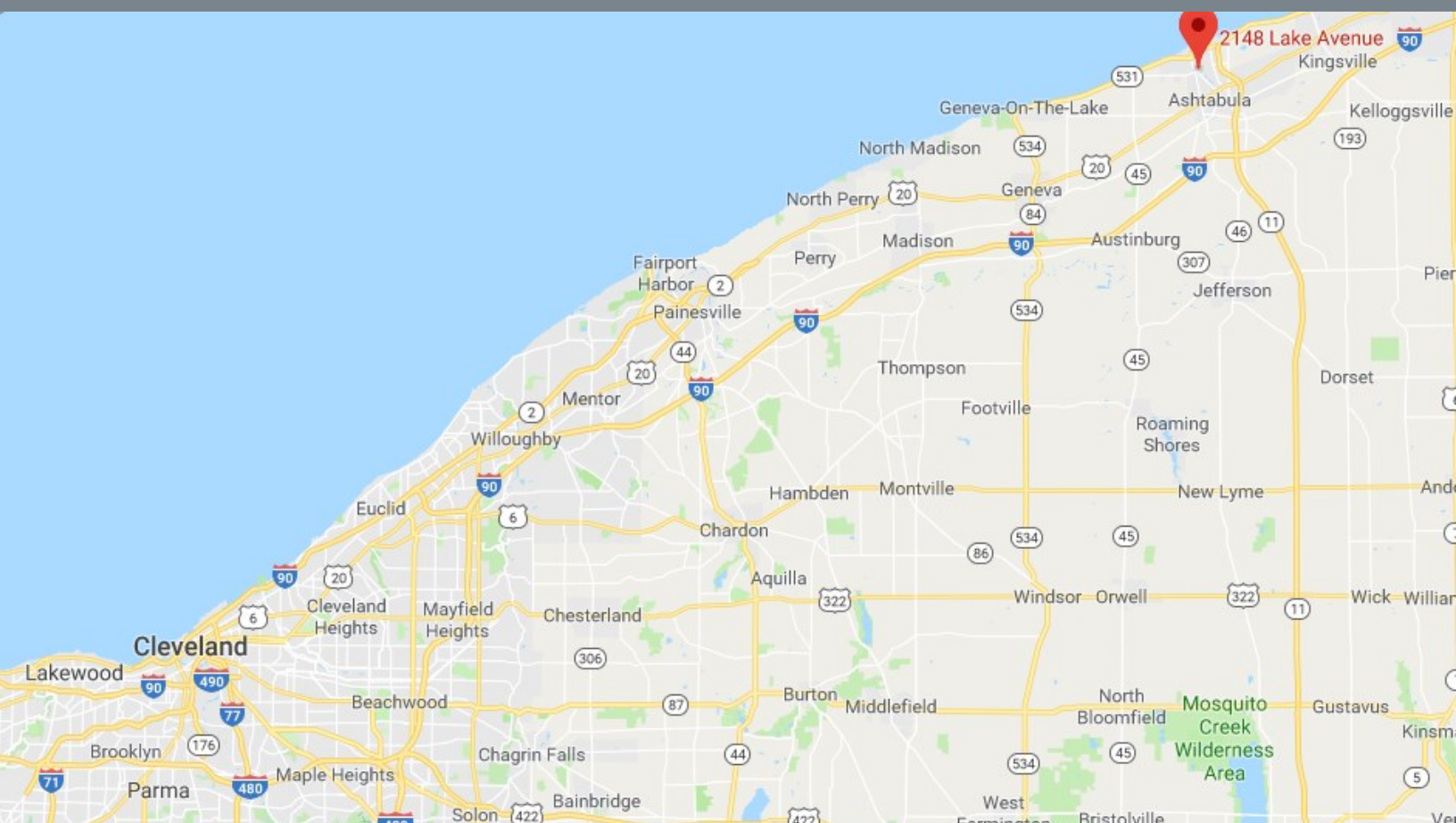
Lease Expiration: 3/24/2026

Annual Rent: \$174,575

Lease Type: NN

Renewal Options: Four 5-Year (Remaining)

Rental Escalations: \$217,780 in 1, \$1.00 PSF in 2-4



PROPERTY HIGHLIGHTS

- Over 6 years remaining
- Over 23,000 people live within three miles of the property
- Low rent to sales ratio
- Long operating history beginning in 1996
- Positioned along a primary north-south thoroughfare (9,528 VPD)
- Located in close proximity to Ashtabula County Medical Center (226 beds)

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	5,894	23,485	28,792
Total Households	2,504	9,736	11,879
Med. Household Income:	\$34,930	\$31,116	\$34,945

