



## Rite Aid - Latrobe, PA

304 Depot St, Latrobe, PA 15650

### PROPERTY OVERVIEW

Price: \$1,803,874

Cap Rate: 7.15%

Building Size: 10,258 SF

Tenant: Rite Aid

Rent Commencement: 11/6/1995

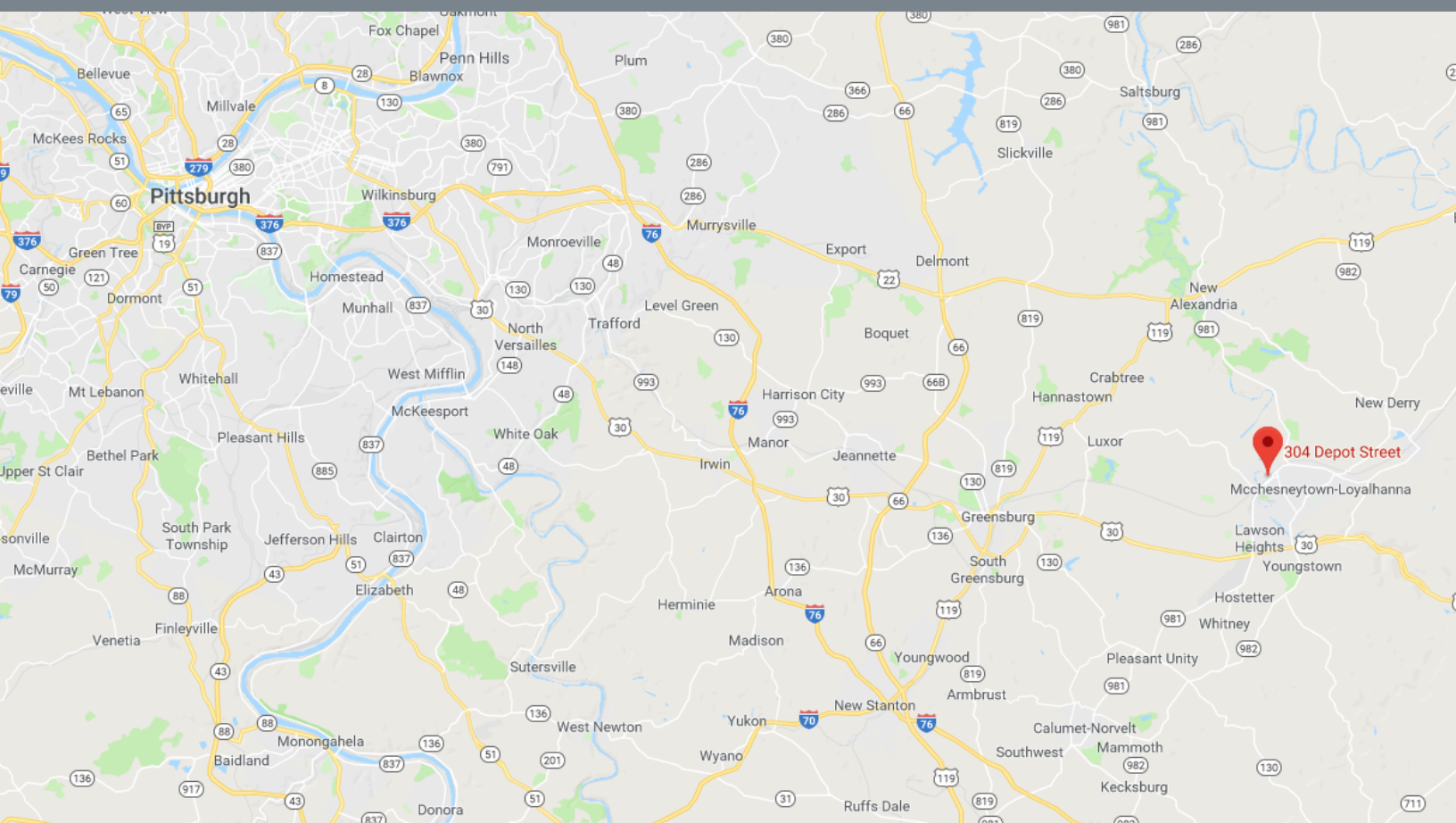
Lease Expiration: 8/31/2026

Annual Rent: \$128,977

Lease Type: NN

Renewal Options: Five 5-Year

Rental Escalations: \$10,209 Increases in options



## PROPERTY HIGHLIGHTS

- Located within the Pittsburgh MSA
- Over 7 years remaining
- Over 21,000 people live within three miles of the property
- Positioned at the corner of a signalized intersection along a primary north-south thoroughfare
- Strong store sales with a low rent to sales ratio
- Low pharmacy rent

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	8,251	21,052	34,723
Total Households	3,745	8,800	14,387
Med. Household Income:	\$48,374	\$49,930	\$53,612

