



Rite Aid - Jefferson, OH

5 E Ashtabula St, Jefferson, OH 44047

PROPERTY OVERVIEW

Price: \$2,146,632

Cap Rate: 7.75%

Building Size: 11,325 SF

Tenant: Rite Aid

Rent Commencement: 8/12/1996

Lease Expiration: 8/10/2023

Annual Rent: \$166,364

Lease Type: NN

Renewal Options: Five 5-Year

Rental Escalations: \$11,325 Increases in options



PROPERTY HIGHLIGHTS

- Limited drug store competition
- Low rent to sales ratio
- Positioned at the corner of a signalized intersection along a primary north-south thoroughfare (6,884 VPD)
- Long operating history at the location since 1996

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	4,346	5,435	6,717
Total Households	1,739	2,155	2,639
Med. Household Income:	\$53,446	\$54,357	\$55,152

