

Rite Aid - New Bethlehem, PA

COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES

NET LEASE OPPORTUNITY



Rite Aid - New Bethlehem, PA

610 Broad St, New Bethlehem, PA 16242

PROPERTY OVERVIEW

Price:	\$1,904,762
Cap Rate:	7.35%
Building Size:	10,163 SF
Tenant:	Rite Aid

Rent Commencement:	10/30/1995
Lease Expiration:	8/31/2024
Annual Rent:	\$140,000
Lease Type:	NN
Renewal Options:	Five 5-Year
Rental Escalations:	\$148,011 in first 1 & \$10,300 increases in options 2-5

www.bouldergroup.com

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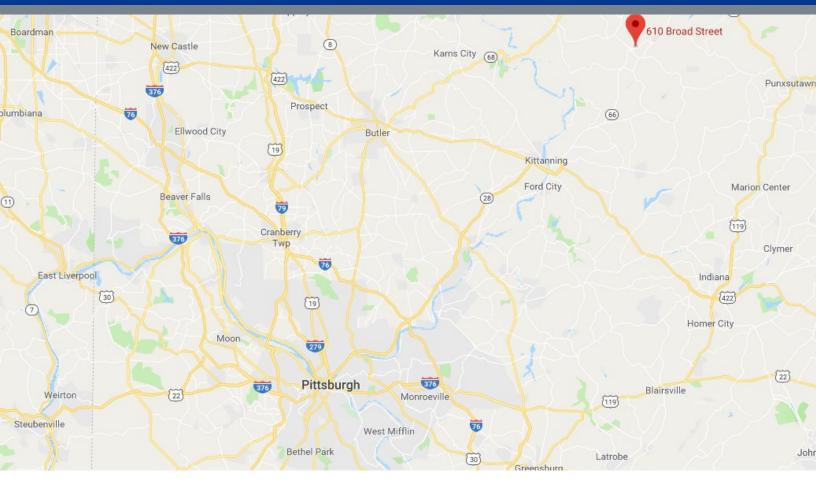
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PROPERTY HIGHLIGHTS

- Over 5 years remaining
- Limited drug store competition
- Low rent to sales
- Long term operating history at the location since 1995
- Positioned along a primary east-west thoroughfare (7,255 VPD)
- Located near Redbank Valley High School
- Low pharmacy rent

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	1,645	3,343	5,056
Total Households	735	1,422	2,118
Med. Household Income:	\$38,374	\$42,232	\$43,656



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