



## 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

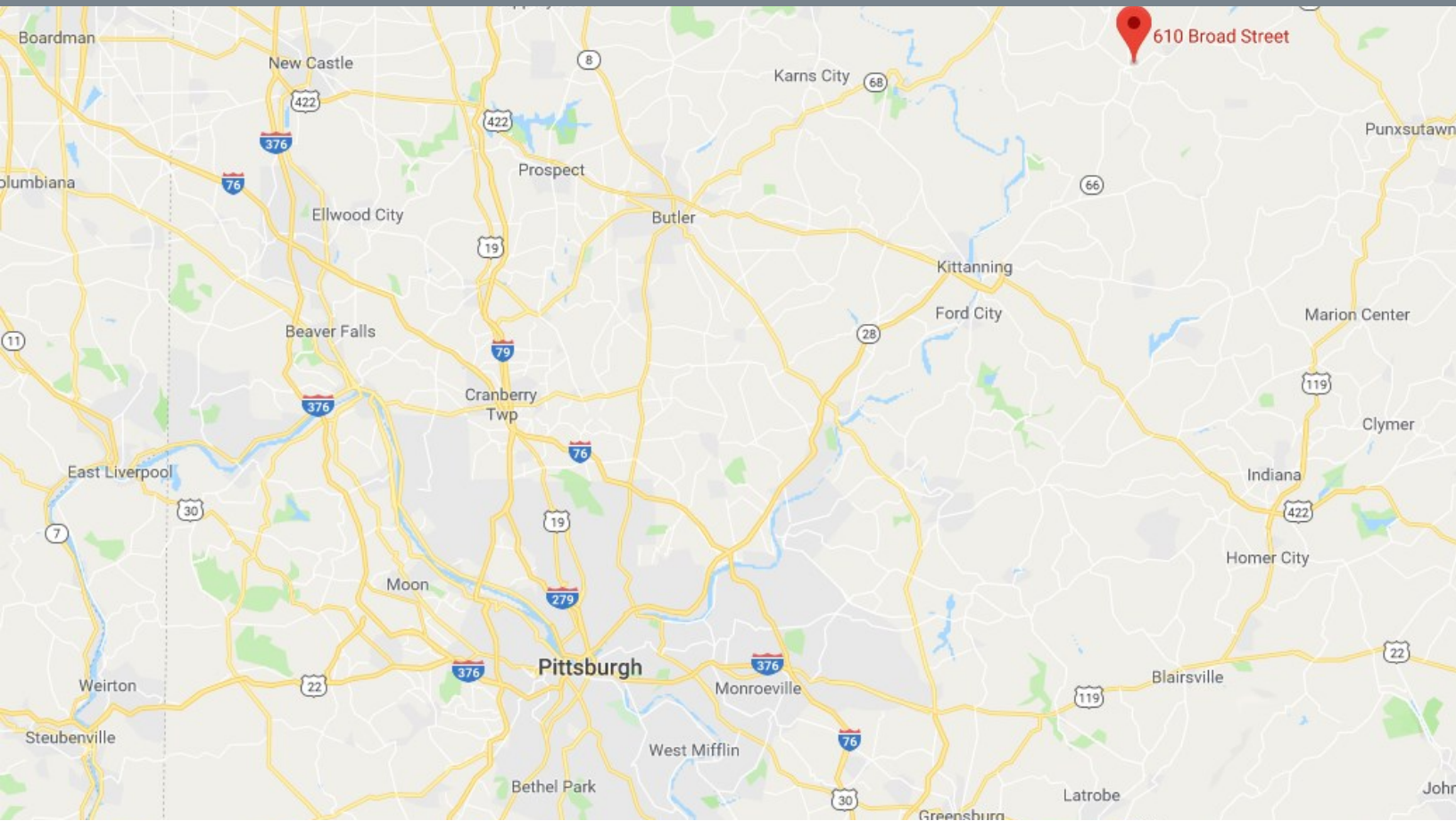
Lease Expiration: 8/31/2024

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



## 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 |

