

SINGLE TENANT

ABSOLUTE NNN INVESTMENT OPPORTUNITY



CHESAPEAKE VIRGINIA





EXCLUSIVELY MARKETING BY

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INVESTMENT SUMMARY

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple (land and building) interest in an absolute NNN leased, corporate guaranteed, drive-thru equipped, Rite Aid, investment property located in Chesapeake, VA. The tenant, Eckerd Corporation, has approximately 4 years remaining in the initial term with 4 (5-year) option periods to extend. The lease is corporate guaranteed and is absolute NNN with zero landlord responsibilities.

The subject site is located at the signalized, hard corner intersection of Cedar Road/165 State Highway and Greens Edge Drive with over 26,500 vehicles passing by each day. The asset is drive-thru equipped providing ease and convenience to customers. In addition, the site has excellent visibility with significant highway frontage and multiple points of access along both adjacent streets. Rite Aid is uniquely positioned just south of Tidewater Community College - Chesapeake Campus, an institution with over 31,308 students enrolled providing the store with a strong student base from which to draw from. Just across from the school is the recently completed Promenade at Cedar shopping center with over a dozen of new tenants such as Village Inn, Mattress Firm, Subway, GNC, Great Clips, Verizon, and more, further increasing consumer traffic and crossover shopping to the trade area. Other nearby national tenants include a Walmart Supercenter, Farm Fresh, Dollar Tree, AutoZone, and more. The 5-mile trade area is supported by a dense population of 116,000 with an affluent average household income of \$89,000. The immediate 1-mile trade area boasts an affluent average household income of \$113,000.



OFFERING HIGHLIGHTS

OFFERING

PRICING:	\$4,819,000
NET OPERATING INCOME:	\$373,454
CAP RATE:	7.75%
GUARANTY:	Eckerd Corporation
TENANT:	Eckerd Corporation d.b.a. Rite Aid
LEASE TYPE:	Abs. NNN
LANDLORD RESPONSIBILITIES:	None

PROPERTY SPECIFICATIONS

RENTABLE AREA:	14,554 SF
LAND AREA:	4.03 Acres
PROPERTY ADDRESS:	1415 Cedar Road, Chesapeake, VA 23322
YEAR BUILT:	2003
PARCEL NUMBER:	0464001000002
OWNERSHIP:	Fee Simple (Land and Building)



INVESTMENT HIGHLIGHTS

CORPORATE GUARANTEED LEASE | OPTIONS TO EXTEND

- Eckerd Corporation corporate guaranteed lease d.b.a Rite Aid
- The tenant has 4 (5-year) option periods to extend with 2% rental increases at the beginning of each option

ABSOLUTE NNN | FEE SIMPLE OWNERSHIP | ZERO LANDLORD RESPONSIBILITIES

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

SIGNALIZED, HARD CORNER INTERSECTION | DRIVE-THRU EQUIPPED

- Situated at the signalized, hard corner intersection of Cedar Road/165 State Highway and Greens Edge Drive with over 26,500 vehicles passing by each day
- The asset is drive-thru equipped providing ease and convenience to customers
- The site has excellent visibility with significant highway frontage and multiple points of access along both adjacent streets

NEARBY TIDEWATER COMMUNITY COLLEGE | NEW RETAIL DEVELOPMENT NEARBY

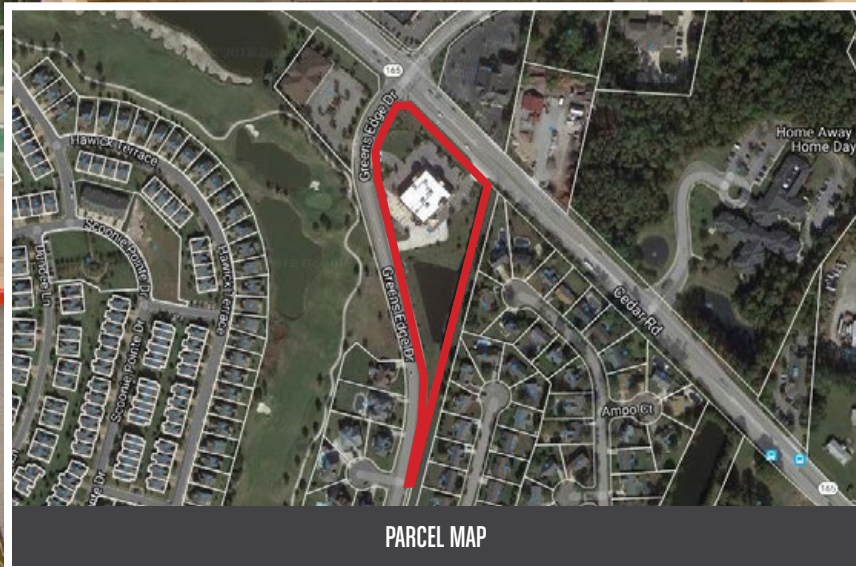
- Rite Aid is uniquely positioned just south of Tidewater Community College - Chesapeake Campus, an institution with over 31,308 students enrolled providing the store with a strong student base from which to draw from
- Nearby completion of the Promenade at Cedar with over a dozen of new tenants such as Village Inn, Mattress Firm, Subway, GNC, Great Clips, Verizon, and more
- Increases consumer draw to the trade area and promotes crossover shopping

DENSE POPULATION IN AFFLUENT 5-MILE TRADE AREA

- More than 116,000 residents and nearly 59,000 employees support the trade area
- \$89,000 average household income
- \$113,000 average household income in a 1-mile radius



PROPERTY OVERVIEW



ACCESS

Cedar Road/ State Highway 165: 1 Access Point
Greens Edge Drive: 2 Access Points



TRAFFIC COUNTS

Cedar Road/ State Highway 165: 26,600
Dominion Boulevard S/ U.S. Highway 17: 27,400



IMPROVEMENTS

There is approximately 14,554 SF of existing building area.



PARKING

There are approximately 63 parking spaces on the owned parcel.
The parking ratio is approximately 4.33 stalls per 1,000 SF of leasable area.



YEAR BUILT

2003



PARCEL

Parcel Number: 0464001000002
Acres: 4.03 Square Feet: 175,329



ZONING

PUD, PLANN - Planned Development



26,600
CARS PER DAY



Walgreens

H.D. OLIVER
FUNERAL
APARTMENTS, INC.

TRI CITY
MATERIALS

RITE
AID

Greens Edge Unit

Cedar Road / 165 State Highway

CHESAPEAKE REGIONAL
HEALTHCARE
CEDAR MANOR ASSISTED LIVING

Public
Storage

7
ELEVEN

EXXON





27,400
CARS PER DAY

26,600
CARS PER DAY

Dominion Boulevard/SR 17 US Highway

Cedar Road/165 State Highway

Greens Edge Drive



Amber Pantem RESTAURANT

TOP RACK MARINA

ORION

Dominion SELF STORAGE

PEPBOYS AUTO

Farm Fresh

Mobil

DOLLAR TREE

NAVY FEDERAL Credit Union

7 ELEVEN

TACO BELL

Walmart Supercenter

DOMINION COMMONS
verizon
GameStop

Wendy's

AutoZone
Cedar Road Elementary School

GNC
verizon
ANYTIME FITNESS

Walgreens

TRI CITY MATERIALS

CHESAPEAKE REGIONAL HEALTHCARE
CEDAR MANOR ASSISTED LIVING

Public Storage

RITE AID

7 ELEVEN

EXXON

FIRESIDE 19

O'Reilly AUTO PARTS

TREAD QUARTERS
DISCOUNT TIRE
WHEEL ALIGNMENT

SUBWAY

Merchandise

MERCHANT'S
TIRE & AUTO SERVICE CENTERS

FOOD LION

enterprise

AMC

goodwill

Starbucks

HATCHER ORTHODONTICS

KinderCare

girl scouts of the colonial coast

Walmart Neighborhood Market

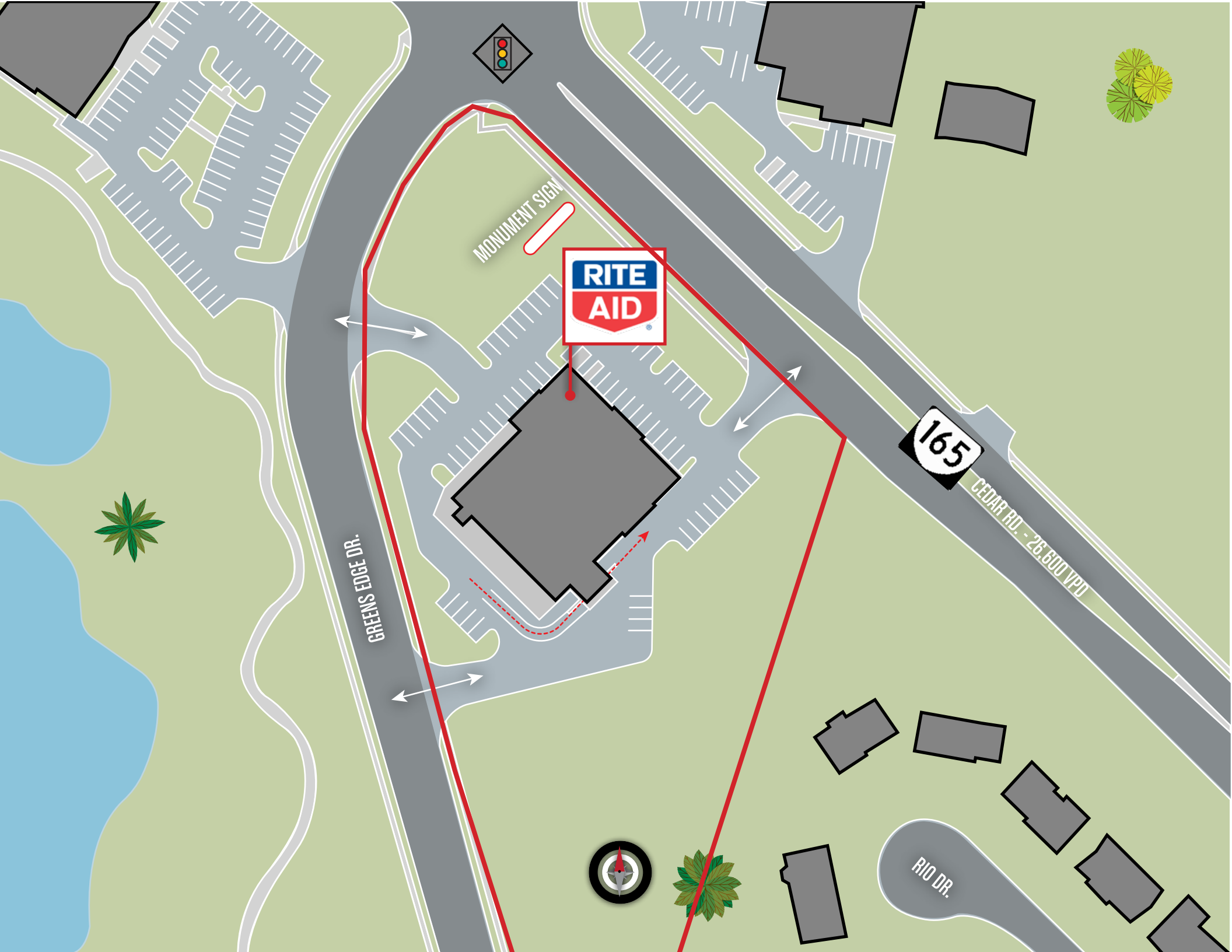
HOLIDAY

CarScope

Bells Mill Auto Care

JR Enterprises
"Your One Stop Auto Shop"

Grassfield High School



MONUMENT SIGN

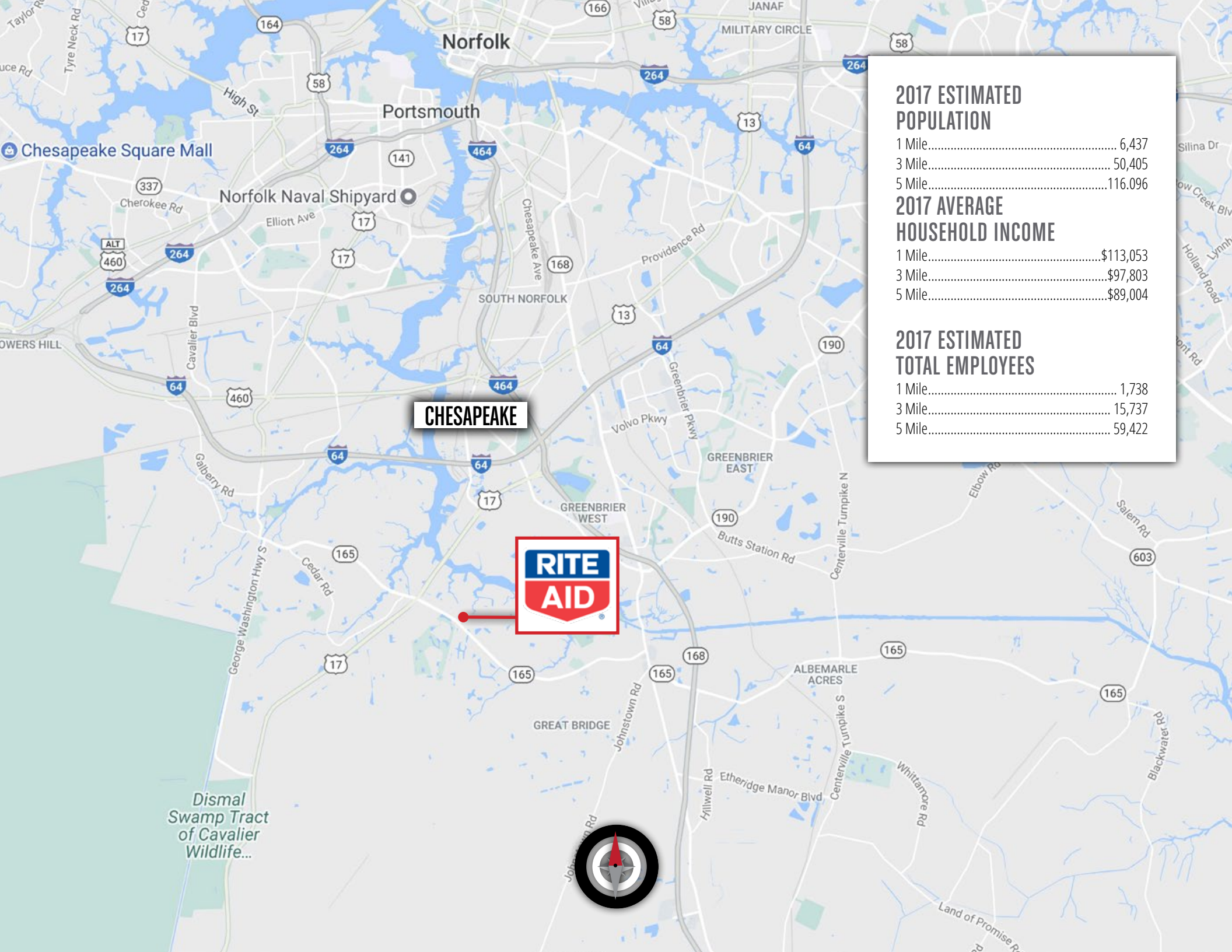


CEDAR RD. - 26,600 VPD

GREENS EDGE DR.

RIO DR.





2017 ESTIMATED POPULATION

1 Mile.....	6,437
3 Mile.....	50,405
5 Mile.....	116,096

2017 AVERAGE HOUSEHOLD INCOME

1 Mile.....	\$113,053
3 Mile.....	\$97,803
5 Mile.....	\$89,004

2017 ESTIMATED TOTAL EMPLOYEES

1 Mile.....	1,738
3 Mile.....	15,737
5 Mile.....	59,422

CHESAPEAKE



AREA OVERVIEW

Chesapeake, Virginia

Chesapeake is an independent city in the Commonwealth of Virginia. The City of Chesapeake is the 3rd largest city in Virginia with a population of 242,617 as of July 1, 2017. Chesapeake ranks in the upper quartile for Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in Virginia.

Virginia is the most populous U.S. state which does not host a major professional sports league franchise. However, the Chesapeake area is within short driving distance from the host venues of some quality minor-league professional teams. The Norfolk Tides, a Class Triple-A farm team for the Baltimore Orioles, play their International League home games at Harbor Park located only 15 minutes away in the city of Norfolk. Also in Norfolk are the Norfolk Admirals, a minor-league pro ice hockey team which competes in the American Hockey League (AHL). The Admirals are affiliated with the NHL's Tampa Bay Lightning. Nearby Hampton is the home of the Hampton Roads Piranhas, a soccer team belonging to the United Soccer Leagues Premier Development League (PDL).

Carrying a tradition of academic excellence, Chesapeake provides access to the best public and private educational resources. The Chesapeake City Public Schools Division is credited with producing top-notch students excelling in academics, athletics and extra-curricular activities. Graduates regularly attend some of the world's most prominent colleges and universities and land in the nation's top career fields.

Chesapeake is served by the nearby Norfolk International Airport in the City of Norfolk with commercial airline passenger service. Within the city limits, Chesapeake Regional Airport is a general aviation facility located just south of Great Bridge. Also within the city, is the Hampton Roads Executive Airport located near Bowers Hill and the Hampton Roads Beltway. This airport caters to private airplane owners and enthusiasts. South of there, NALF Fentress is facility of the U.S. Navy and is an auxiliary landing field which is part of the large facility at NAS Oceana in neighboring Virginia Beach.



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 Estimated Population	6,437	50,405	116,096
2022 Projected Population	6,975	53,720	124,273
2010 Census Population	5,465	45,628	104,780
2017 Estimated Households	2,238	17,428	41,247
2022 Projected Households	2,424	18,536	44,033
2010 Census Households	1,893	15,928	37,550
2017 Estimated White	76.40%	64.70%	64.50%
2017 Estimated Black or African American	14.20%	25.70%	25.20%
2017 Estimated Asian or Pacific Islander	4.10%	3.60%	3.80%
2017 Estimated American Indian or Native Alaskan	0.30%	0.30%	0.40%
2017 Estimated Other Races	0.90%	1.20%	1.90%
2017 Estimated Hispanic	5.80%	5.40%	6.70%
2017 Estimated Average Household Income	\$113,053	\$97,803	\$89,004
2017 Estimated Median Household Income	\$104,472	\$85,437	\$76,612
2017 Estimated Per Capita Income	\$39,401	\$34,384	\$32,009
2017 Estimated Total Businesses	176	1,075	3,919
2017 Estimated Total Employees	1,738	15,737	59,422



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		BEGIN	INCREASE	RENTAL RATES		ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END			MONTHLY	PSF				
Rite Aid	14,554	2003	2023	Current	-	\$31,121	\$2.14	\$373,454	\$25.66	Absolute NNN	4 (5-Year)
(Corporate Guaranty)		(est.)	(est.)								2% Incr. at beg. of each option

FINANCIAL INFORMATION

Price:\$4,819,000
 Net Operating Income:\$373,454
 Cap Rate:7.75%
 Lease Type:Abs. NNN

PROPERTY SPECIFICATIONS

Year Built:2003
 Rentable Area:14,554 SF
 Land Area:4.03 Acres
 Address:1415 Cedar Road, Chesapeake, VA 23322





BRAND PROFILE

RITE AID

Rite Aid Corporation was founded in 1927 and is headquartered in Camp Hill, Pennsylvania. Rite Aid is the largest drugstore chain on the East Coast and the third largest in the U.S. Rite Aid Corporation, through its subsidiaries, operates a chain of retail drugstores in the United States. The company operates through Retail Pharmacy and Pharmacy Services segments. The Retail Pharmacy segment sells prescription drugs; and a range of other merchandise, such as over-the-counter medications, health and beauty aids, personal care items, cosmetics, household items, food and beverages, greeting cards, seasonal merchandise, and other everyday and convenience products.

Company Type:	Public (NYSE: RAD)
2017 Employees:	52,160
2017 Revenue:	\$ 32.85 Billion
2017 Net Income:	\$4.05 Million
2017 Assets:	\$11.59 Billion
2017 Equity:	\$614.07 Million
Ranking:	#91 in FORTUNE 500





NATIONAL NET LEASE GROUP


SRS GLOBAL STATS



800+
PROPERTIES CURRENTLY
REPRESENTED



600+
CLIENTS REPRESENTED
IN 2016



\$2.6B*
TRANSACTION VALUE



20+
OFFICES



250+
BROKERS,
PROFESSIONALS,
AND STAFF



#1
LARGEST REAL ESTATE FIRM
EXCLUSIVELY DEDICATED TO
RETAIL SERVICES IN NORTH AMERICA

*STATISTICS ARE FOR 2016.

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.