



1019 W SAGINAW ST

Lansing, MI 48915

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



RITE AID

GNC LiveWell • 1-HR. PHOTO

PHARMACY

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LIC # 6505399495 (MI)

Investment Overview

Price	\$1,695,238
Cap Rate	10.50%
Original Lease Term	20 Years
Years Remaining	± 2.5 Years
Options	Four, 5 Year Options
Lease Commencement Date	8/2/1995
Lease Expiration Date	12/31/21
Increases	\$5,840 at Each Option
Total Building Area	± 11,680 SF
Total Land Area	±0.76 Acres (33,106 SF)



Annualized Operating Data

Lease Commence	Lease End	Monthly Rent	Annual Rent	Cap Rate
Current	12/31/21	\$14,833.33	\$178,000	10.50%
Option 2		\$15,320.00	\$183,840	10.84%
Option 3		\$15,806.67	\$189,680	11.19%
Option 4		\$16,293.33	\$195,520	11.53%



INVESTMENT HIGHLIGHTS

Lease: Secure, Corporate Lease with National Tenant and Strong Operating History

- Corporately Guaranteed Lease with fixed rental increases at each Option
- Rite Aid just exercised its first option period with a rent increase, proving the strength of the location and Rite Aid's commitment to the site
- Tenant has over 20 years of successful operating history at the location
- Recognizable National Brand: Rite Aid has ±2,500 stores across 19 states

Highly Trafficked Location in Close Proximity to Michigan State University

- Located on the signalized corner of W Saginaw St (aka I-69/Hwy 43) & Martin Luther King Jr. Blvd, which has a combined traffic count of ±65,000 VPD
- The subject property is just over a mile north of I-496, which boasts ±51,700 VPD
- ±4 miles from Michigan State University, a 5,200-acre campus with ±50,300 students enrolled and a faculty count of approximately 5,722
- Less than 1 mile from Lansing Community College, a 42-acre site in downtown Lansing with a student enrollment of ±16,000
- ±2 miles from Sparrow Hospital, a 733-bed teaching hospital affiliated with Michigan State University
- Less than 5 miles from Capital Regional International Airport which saw just over 345,600 passengers in 2018
- Less than 1.5 miles from the GM Lansing Grand River Assembly, GM's second newest U.S. assembly plant, housing just over 3,000 jobs and situated on 111 acres, totaling 3.4 Million SF

Growing Area with Planned Development in Place

- Dense population with over 84,500 residents within the 3-mile radius and over 191,300 residents within the 5-mile radius
- Population boom of over 10.5% increase within a 1-mile radius from 2010-2019
- Commercial developments continue to change the landscape of Lansing with the addition of:
 - Center City District: a large-scale, redevelopment project in the heart of downtown East Lansing, just 4.5 miles from the subject property, which will include a 12-story, 273 residential unit apartment building on E Grand River Ave and a 10-story, 92 active-living residential rental unit building on Albert Ave
 - McLaren Greater Lansing Hospital: the \$450 MM development that will consolidate operations of its two South Lansing facilities and will include 240 beds and 18 operating rooms. The project is slated for completion in 2021





RITE AID



» COMPANY NAME

RITE AID



» NO. OF LOCATIONS

±2,550



» HEADQUARTERED

CAMP HILL, PENNSYLVANIA



» INDUSTRY

RETAIL



» NO. OF EMPLOYEES

±60,800



» WEBSITE

WWW.RITEAID.COM

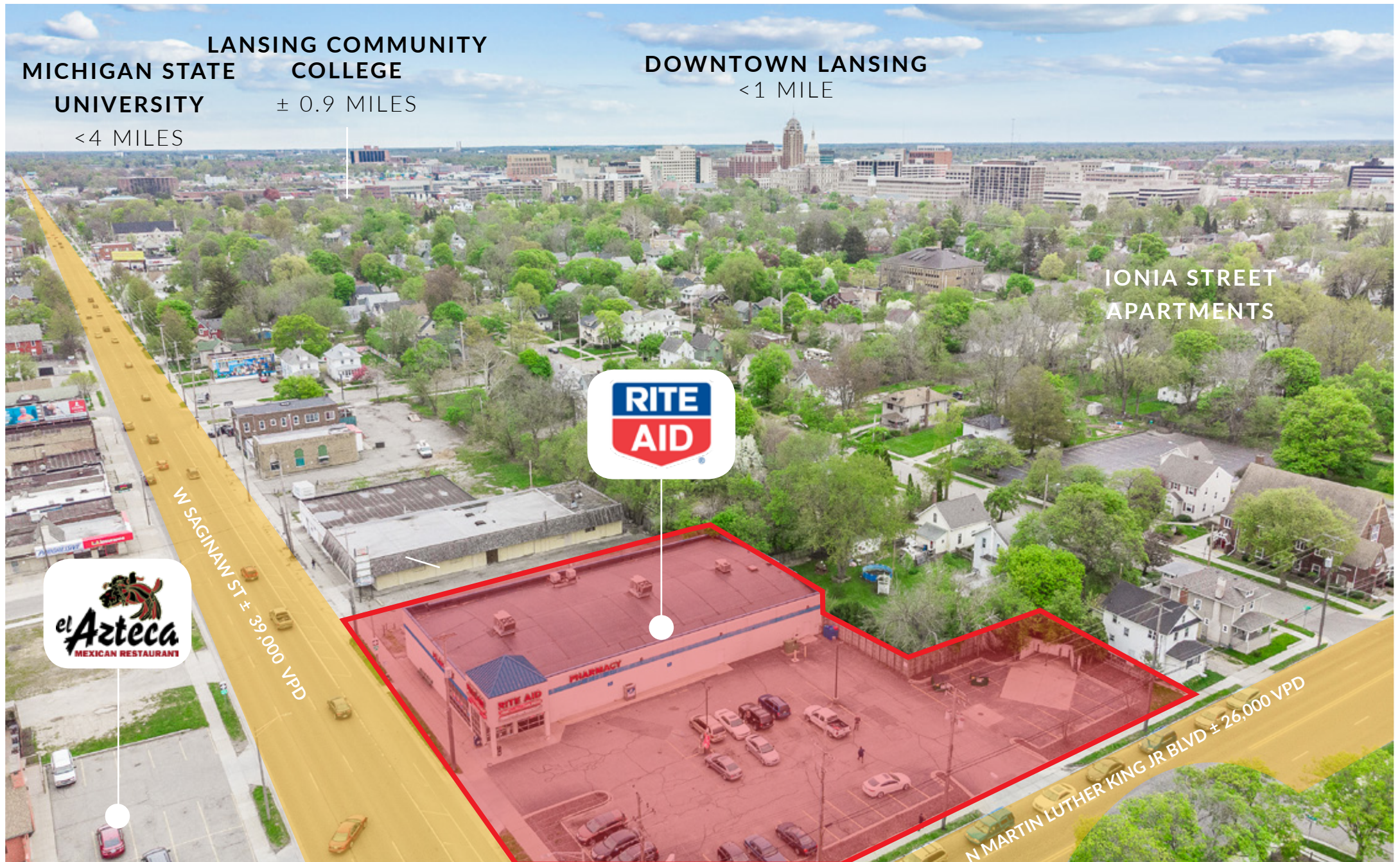
TENANT OVERVIEW

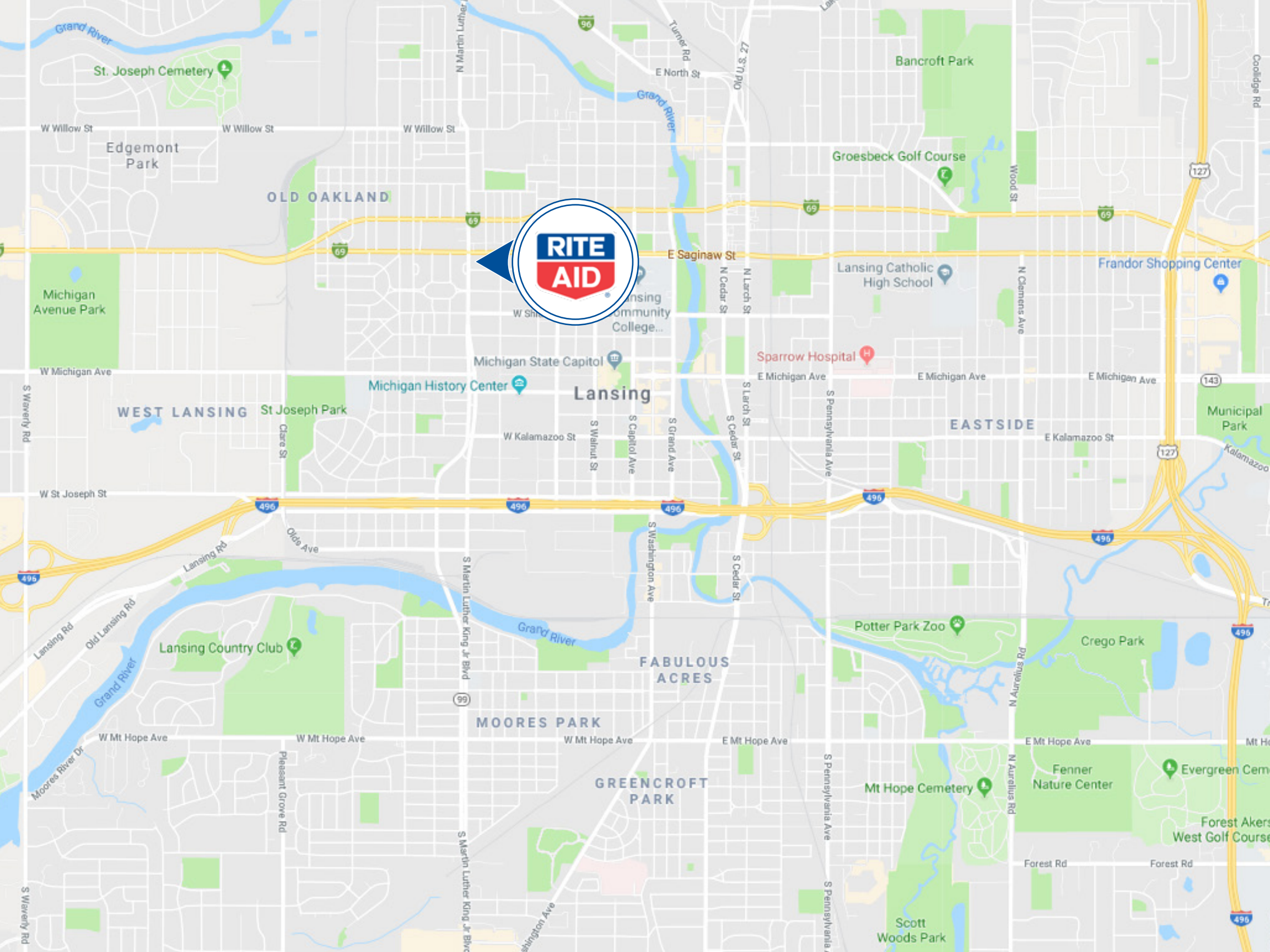
Rite Aid is the largest drugstore chain on the East Coast and the third-largest drugstore chain in the United States. Rite Aid has a large presence on the East and West coasts. Rite Aid sells prescription drugs and a wide assortment of other merchandise, including over-the-counter medications, health and beauty aids, personal care items, cosmetics, household items, beverages, convenience foods, greeting cards, and photo processing.

The company is publicly traded on the New York Stock Exchange under the ticker symbol RAD.

In 2013, Rite Aid was the #1 Fortune 500 retail stock and the #3 overall Fortune 500 stock. In 2011, Rite Aid was ranked #100 on Fortune 500 largest US corporations. In 2018, Rite Aid has transferred 1,932 stores and three distribution centers to Walgreens for \$4.4 billion cash. As a smaller pharmacy chain, Rite Aid is reducing its focus to the East and West Coasts, focusing primarily on eight states including California, Pennsylvania, Michigan, Ohio, New York, New Jersey, Washington, and, Oregon.

**\$21.5 BILLION
REVENUE**





Area Overview



LANSING, MI

Lansing is the capital of the U.S. state of Michigan. The Lansing metropolitan area, colloquially referred to as "Mid-Michigan", is an important center for educational, cultural, governmental, commercial, and industrial functions. Neighboring East Lansing is home to Michigan State University, a public research university with an enrollment of more than 50,000. The area features two medical schools, one veterinary school, two nursing schools, and two law schools. It is the site of the Michigan State Capitol, the state Supreme Court, the Court of Appeals, a federal court, the Library of Michigan and Historical Center, and headquarters of four national insurance companies.

The city's downtown is dominated by state government buildings, especially the State Capitol; but downtown has also experienced recent growth in new restaurants, retail stores and residential developments. Downtown Lansing has a historic city market that is one of the oldest continuously operating farmers' markets in the United States. The Lansing metropolitan area's major industries are government, education, insurance, healthcare, and automobile manufacturing. Being the state capital, many state government workers reside in the area. General Motors has offices and a hi-tech manufacturing facility in Lansing and several manufacturing facilities immediately outside the city, as well, in nearby Lansing and Delta townships. The Lansing area is headquarters to four major national insurance companies: Auto-Owners Insurance Company, Jackson National Life, the Accident Fund, and Michigan Millers Insurance Company. Other insurers based in Lansing include Farm Bureau Insurance of Michigan.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Projection	15,749	87,026	196,578
2019 Estimate	15,151	84,642	191,378
2010 Census	13,705	80,960	182,119
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Projection	6,821	37,516	80,479
2019 Estimate	6,552	36,474	78,237
2010 Census	5,883	34,844	74,189
INCOME	1-MILE	3-MILE	5-MILE
2019 Average Household Income	\$49,244	\$57,715	\$61,876



Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of **Rite Aid** located at **1019 W Saginaw St, Lansing, MI 48915** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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