



OFFERING MEMORANDUM

RITE AID

1365 LOGAN AVENUE | TYRONE, PA 16686



Exclusively Marketed By:

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MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

Listed in conjunction with PA Broker of Record Bang Realty

INVESTMENT SUMMARY

Tenant	Rite Aid
Property Address	1365 Logan Ave, Tyrone, PA 16686
Property Type	Single Tenant Retail
Price	\$1,763,000
Price/SF/Bldg	\$176.30
Net Operating Income	\$119,004
CAP Rate	6.75%
Lease Type	NNN
Lease Term Remaining	6.0 Years
Occupancy	100%
Building Size	10,000 SF
Land Size	20,909 SF
Year Built / Renovated	2006
APN	22.03-03..-055.00-000

INVESTMENT HIGHLIGHTS

- Anchored by Rite Aid the only national drug store chain in the marketplace
- In close proximity to several national credit retailers including Sheetz, Save-A-Lot, Burger King,, Ace Hardware
- NNN lease with 6 years remaining
- Well located at the signalized corner location of Logan Ave and W 14th Street



RENT ROLL

Tenant	SF	% of GLA	Rent				Lease Dates		Increase Schedule	Lease Type	Renewal Options
			Monthly	PSF	Annual	PSF	Start	End			
Rite Aid	10,000	100%	\$9,917	\$0.99	\$119,004	\$11.90		6/11/2025		NNN	
TOTAL	10,000	100%	\$9,917		\$119,004						





is a retail drugstore chain. The Company's segments include Retail Pharmacy and Pharmacy Services. The Company operates under The Rite Aid name. It operates approximately 4,560 stores in over 30 states across the country and in the District of Columbia. Its subsidiaries include Envision Insurance Company (EIC), RediClinic and Health Dialog.

The Company's Retail Pharmacy segment consists of Rite Aid stores, RediClinic and Health Dialog. It sells brand and generic prescription drugs, as well as an assortment of front-end products, including health and beauty aids, personal care products, seasonal merchandise, and a private brand product line. Its front-end products include over-the-counter medications, health and beauty aids, personal care items, cosmetics, household items, food and beverages, greeting cards, seasonal merchandise and numerous other everyday and convenience products.

For more information, visit www.riteaid.com

COMPANY TYPE	# OF LOCATIONS	REVENUE	HEADQUARTERS
NYSE : RAD	2,525	21.64 Billion	Camp Hill, PA

Tyrone, PA

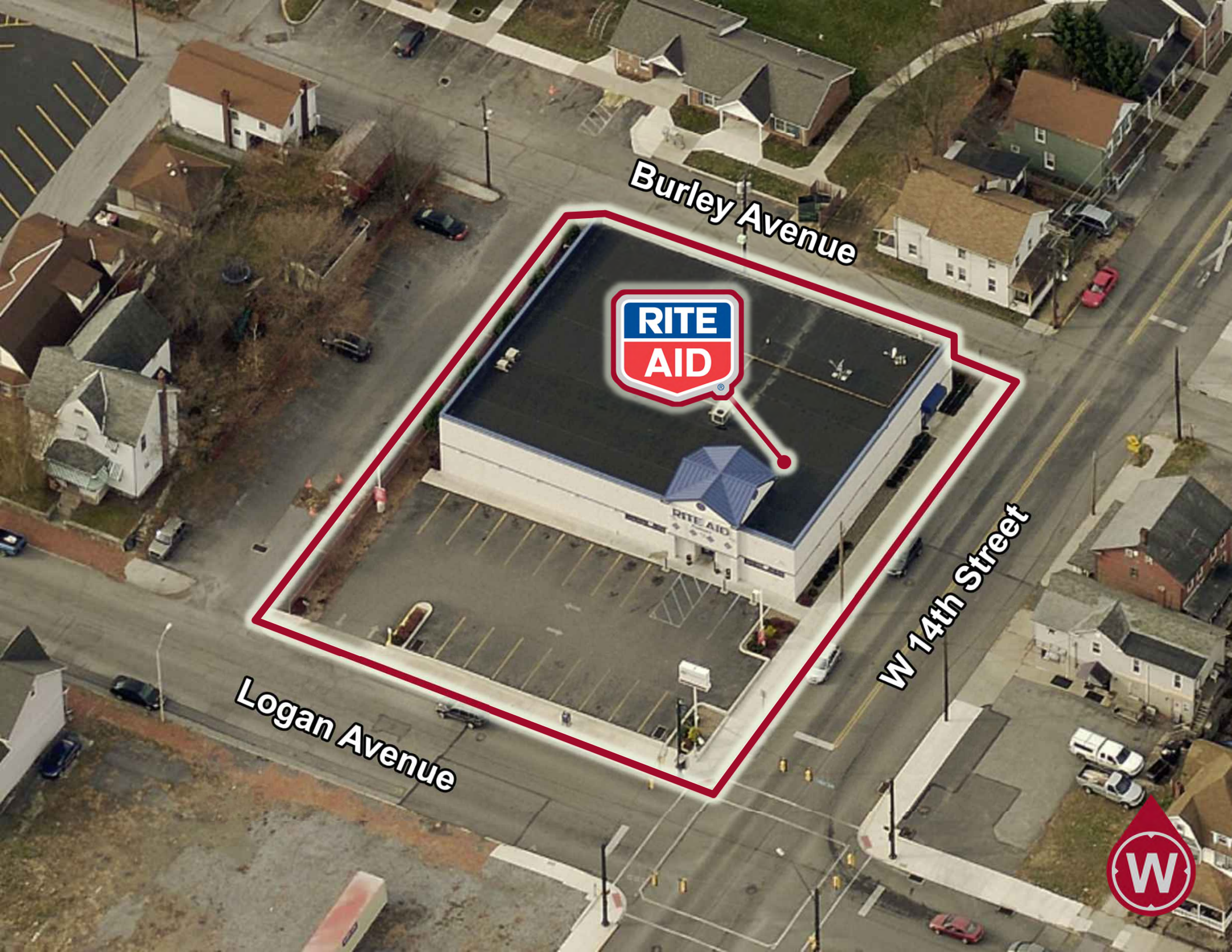
Tyrone is a borough in Blair County, Pennsylvania, 15 miles northeast of Altoona, on the Little Juniata River. Tyrone was of considerable commercial importance in the twentieth century. It was an outlet for the Clearfield coal fields, and it was noted for the manufacture of paper products. There were planning mills, and chemical and candy factories. In 1900, 5,847 people lived here; in 1910, 7,176; and in 1940, 8,845 people resided here. The population was 5,477 at the 2010 census. It is part of the Altoona, PA Metropolitan Statistical Area. It was named for County Tyrone in Ireland.

Located along the main lines of the Norfolk Southern and Nittany and Bald Eagle railroads, and US-220, PA-453, and I-99 highways, Tyrone was at one time known as "The Hub of the Highways." In those days four railroads [Pennsylvania, Tyrone and Clearfield, Tyrone and Lock Haven, Lewisburg and Tyrone] and three main highways [US-220, PA-350, PA-453] converged there.









Burley Avenue



W 14th Street

Logan Avenue





Logan Avenue

Burley Avenue



W 14th Street



TRAFFIC COUNTS	CARS PER DAY
W 14th Street	7,109
Washington Avenue	6,419
State Route 453	10,394
Interstate 99	2,857



W 14th Street



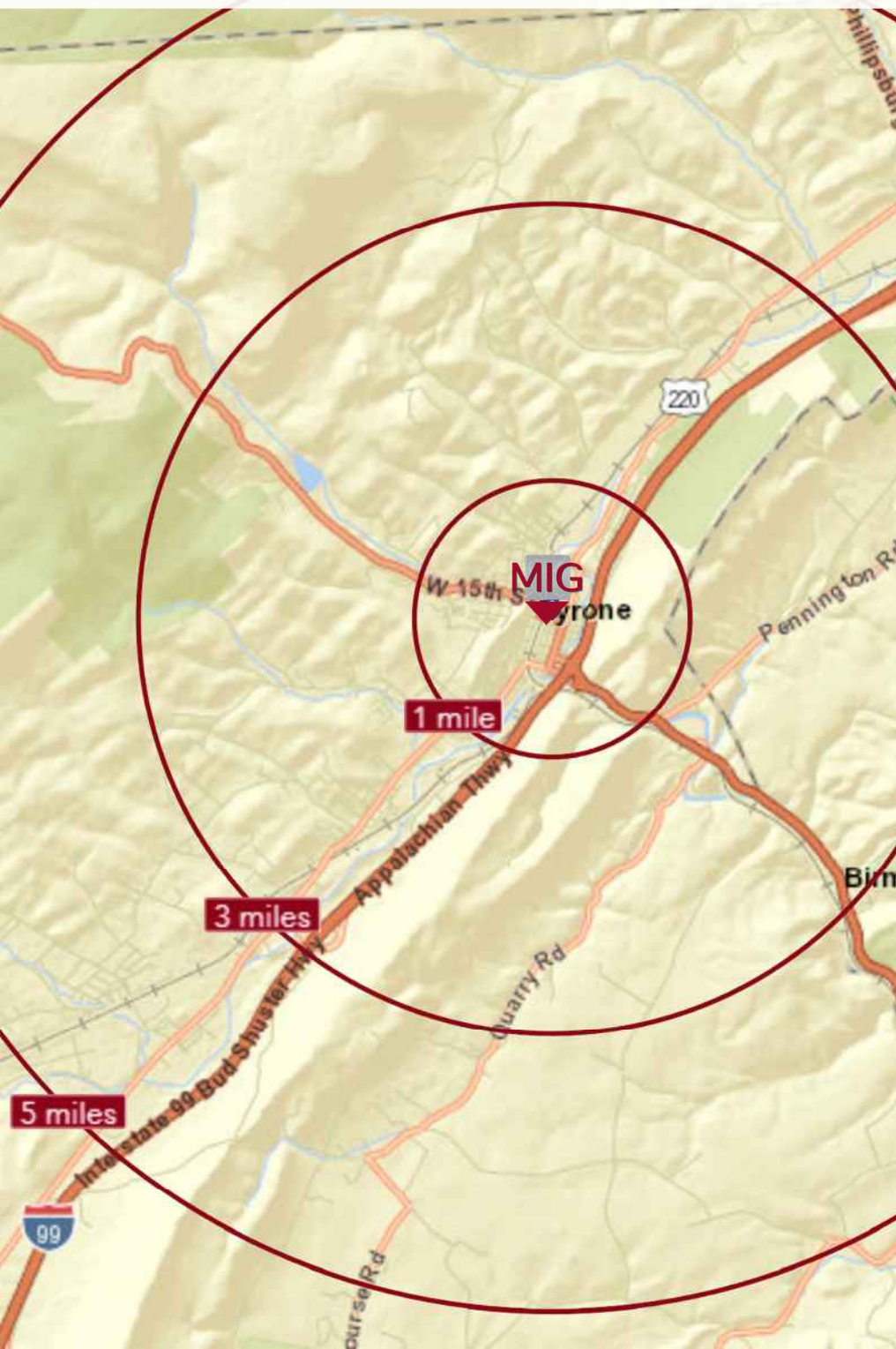
Logan Avenue



Washington Avenue



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2019 Population	5,276	8,163	11,275
2024 Population	5,189	8,055	11,161
2010-2019 Annual Rate	-0.19%	-0.12%	-0.01%
2019-2024 Annual Rate	-0.33%	-0.27%	-0.20%
2019 Male Population	48.0%	48.4%	48.8%
2019 Female Population	52.0%	51.6%	51.2%
2019 Median Age	41.7	42.9	44.0

Median Age

The median age in this area is 41.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	96.4%	96.9%	97.3%
2019 Black Alone	0.9%	0.9%	0.8%
2019 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2019 Asian Alone	0.5%	0.4%	0.4%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	0.3%	0.2%	0.2%
2019 Two or More Races	1.5%	1.2%	1.0%
2019 Hispanic Origin (Any Race)	1.4%	1.1%	1.0%

Mortgage Income

2019 Percent of Income for Mortgage	11.9%	13.0%	13.3%
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Median Household Income

2019 Median Household Income	\$42,064	\$46,195	\$49,899
2024 Median Household Income	\$48,701	\$53,173	\$56,349
2019-2024 Annual Rate	2.97%	2.85%	2.46%

Average Household Income

2019 Average Household Income	\$58,045	\$61,983	\$64,712
2024 Average Household Income	\$68,949	\$73,238	\$75,849
2019-2024 Annual Rate	3.50%	3.39%	3.23%

Data for all businesses in area

Total Businesses:	187	269	362
Total Employees:	1,719	2,814	4,798
Total Residential Population:	5,276	8,163	11,275

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This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

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