

Rite Aid - Beaver Falls, PA

COMMERCIAL REAL ESTATE SERVICES

NET LEASE OPPORTUNITY



Rite Aid - Beaver Falls, PA

1505 7th Ave, Beaver Falls, PA 15010

PROPERTY OVERVIEW

Price:	\$2,990,811	L
Cap Rate:	7.40%	A
Building Size:	11,080 SF	L
Tenant:	Rite Aid	R

Lease Expiration:	10/13/2028
Annual Rent:	\$221,320
Lease Type:	NN
Renewal Options:	Four 5-Year
Rental Escalations:	 \$226,777 - First Option \$232,231 - Second Option \$237,685 - Third Option \$243,139 - Fourth Option

Daniel Barnes Principal 314.400.4004 dbarnes@lee-associates.com

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PROPERTY HIGHLIGHTS

- Located at the hard corner of a signalized intersection
- Long operating history at the location
- Positioned along a primary north-south thoroughfare (8,791 VPD)
- Located near Beaver Falls Senior High School
- Rite Aid extended their lease early, illustrating their commitment to the site

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	7,711	29,691	56,446
Total Households	3,272	12,253	23,638
Med. Household Income:	\$38,052	\$49,206	53,718



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