



Rite Aid - Beaver Falls, PA

1505 7th Ave, Beaver Falls, PA 15010

PROPERTY OVERVIEW

Price: \$2,990,811

Cap Rate: 7.40%

Building Size: 11,080 SF

Tenant: Rite Aid

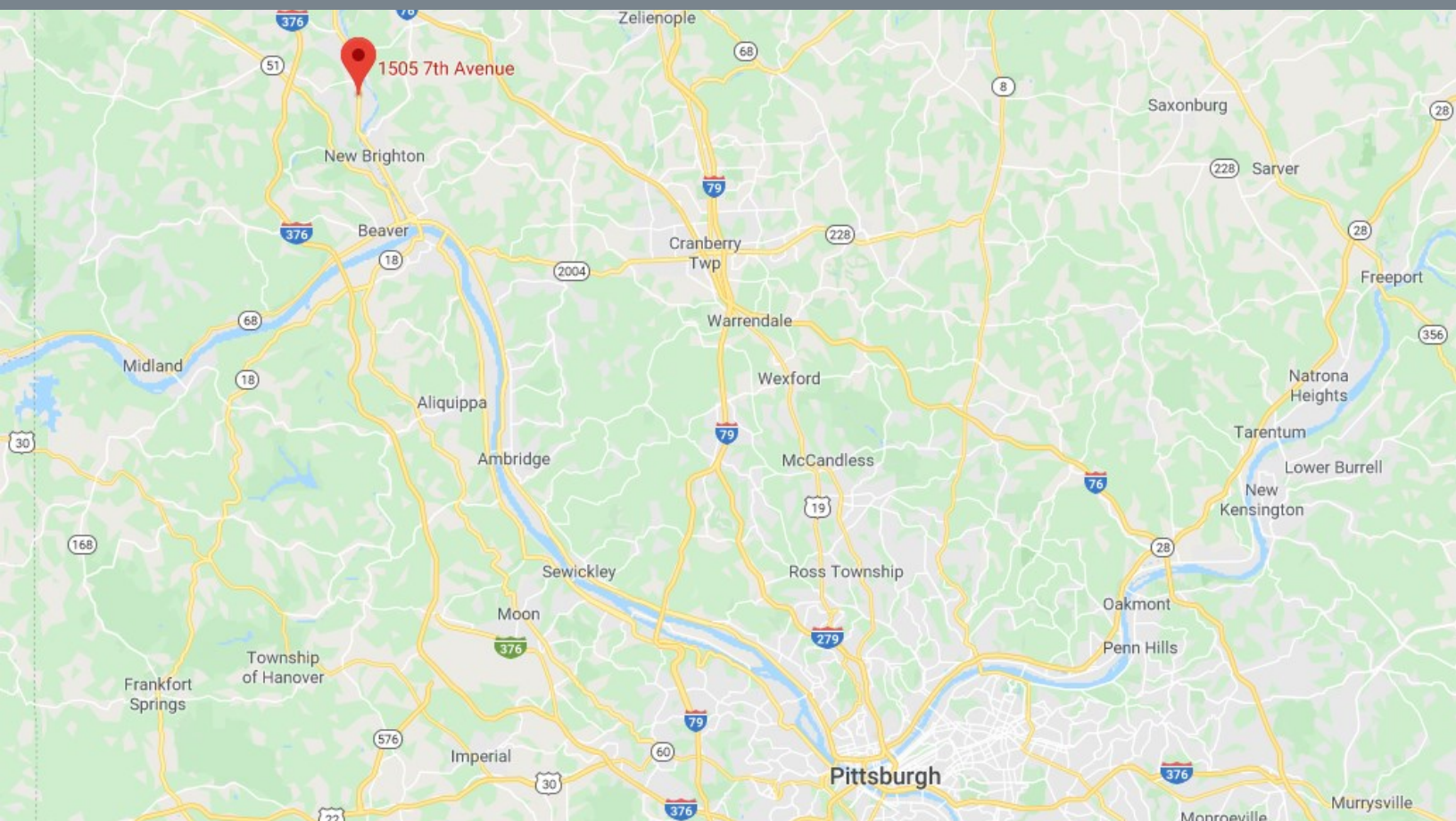
Lease Expiration: 10/13/2028

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



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

