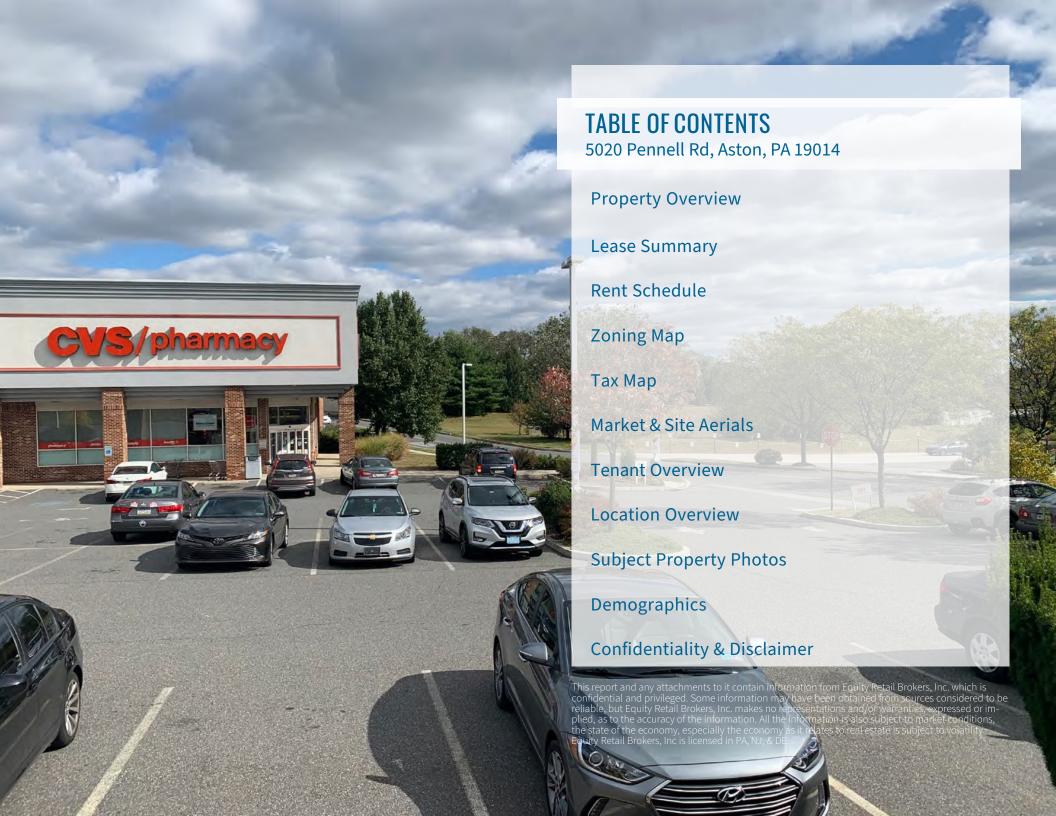




5020 Pennell Road, Aston, PA





CVS PHARMACY | 5020 Pennell Road, Aston, PA 19014

PROPERTY OVERVIEW	
ADDRESS	5020 Pennell Road Aston, PA 19014
BUILDING SIZE	±12,150 SF
LOT SIZE	2.03 AC
PARKING	+/- 60 Spaces
ZONING	C – Commercial District
TYPE OF OWNERSHIP	Fee Simple



DEMOGRAPHIC OVERVIEW (3-MILE RADIUS)



CVS PHARMACY | 5020 Pennell Road, Aston, PA 19014

LEASE SUMMARY CVS PHARMACY	
TYPE OF LEASE	NN
INITIAL LEASE COMMENCEMENT	2/1/2006
LEASE EXPIRATION DATE	1/31/2026
REMAINING TERM	6.5 Years
RIGHT OF FIRST REFUSAL	No
RIGHT TO TERMINATE	No
PROPERTY TAXES	Tenant
ROOF, STRUCTURE & PARKING LOT	Landlord
COMMON AREA MAINTENANCE	Tenant
INSURANCE	Tenant
UTILITIES	Tenant
REPAIRS & MAINTENANCE	Tenant







YEARS

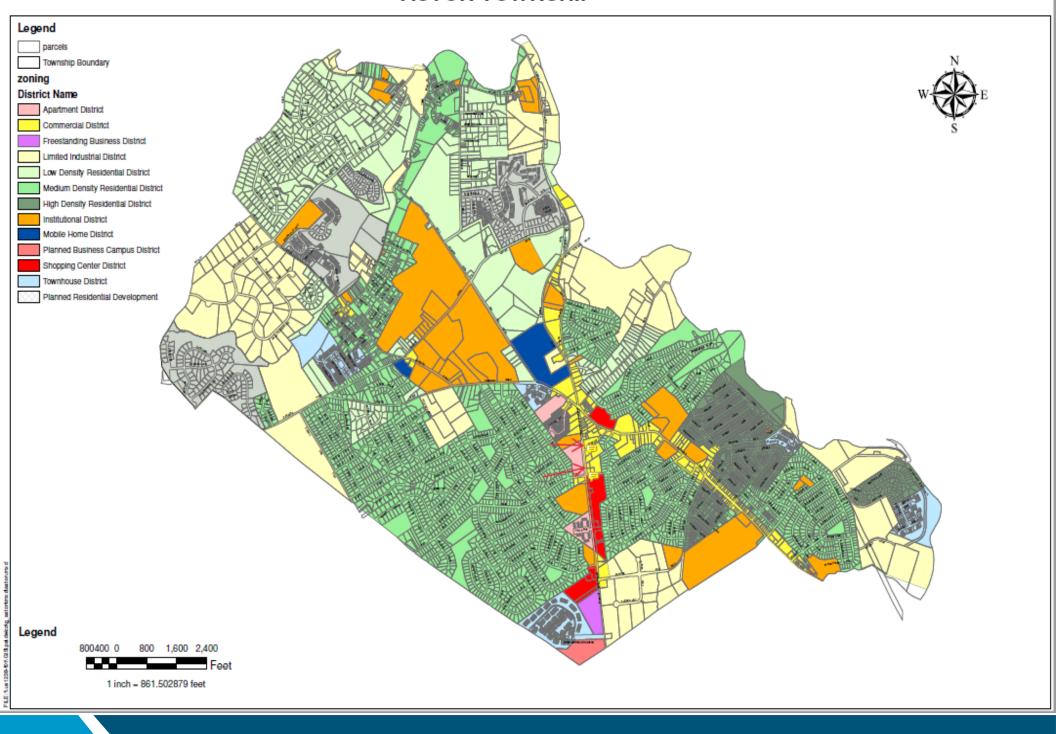
Current Term: 1/18/2020 - 1/31/2026 ANNUAL RENT

\$308,003

MONTHLY RENT

\$25,167

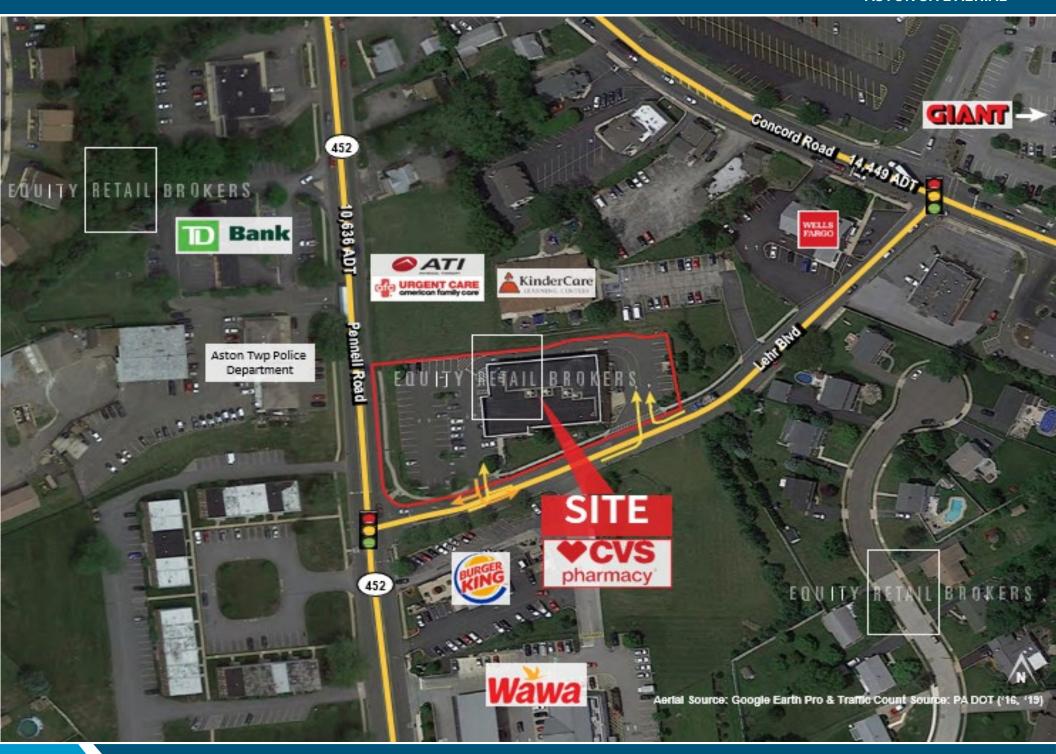
ASTON TOWNSHIP





ASTON MARKET AERIAL







Equity Retail Brokers | 531 W. Germantown Pike, Ste 103 | Plymouth Meeting, PA 19462 | T: 610.645.7700 | www.equityretailbrokers.com



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SUMMARYPROFILE

 $2\ 0\ 0\text{--}2010 Census, 2019 Estimates with 2024 Projections \\ Calculated using Weighted Block Centroid from Block Groups$



Lat/Lon:39.866/-75.4273

	on:39.8 6 6/-75.4273			RS1
5020	Pen elR d	1 miradius	3 miradius	5 miradius
Asto	n,PA19014			
	2019Est matedPopulaton	9	9	8 Ø
7	2024ProjectedPopulat o n	9	8	9
ΙΟΙ	2010CensusPopulat o n	8	98	184,58
POPULATION	20 0CensusPopulaton	90	¥	8
	ProjectedAnualGrowth2019to2024		Q ′ ₀	Q ⁄ ₀
	H stor cal A n ual Growth 2 0 0 to 2019	6 ∕₀		
	2019Med an Age	4	9	9
	2019Est matedHouseholds	3	39	3 0
ноиѕеногрѕ	2024ProjectedHouseholds	9	30	39
	2010CensusHouseholds	Ø.	4	8
	200CensusHouseholds	3	9	9
lou	ProjectedAnualGrowth2019to2024	Q ⁄o	9 ⁄ ₀	⊕ ′o
92	H stor cal A n ual Growth 2 0 0 to 2 0 1 9		8∕₀	9⁄0
RACEAND ETHNICITY	2019Est matedWhte	Y ⁄o	Ø ∕o	6 ₺⁄₀
	2019Est matedBlackorAfr canAmer can	\$∕₀	2 %	3∕₀
	2019Est matedAs anorPac fclslander	2∕₀	3 ∕₀	4/0
	2019Est matedAmer canlnd anorNat veAlaskan	0 ∕₀	Q ⁄ ₀	Q ⁄o
	2019Est matedOtherRaces	%	₿⁄₀	⊕ ′o
	2019Est matedH span c	2∕₀	4√0	₿⁄₀
1E	2019Est matedAverageHouseholdIncome	\$10,96	\$	\$ 4
NCOME	2019Est matedMedanHouseholdIncome	8	\$	\$
Z	2019Est matedPerCaptalncome	\$	9	5
	2019Est matedElementary(Gradelevel0to8)	2 ∕₀	₽⁄₀	2/0
	2019Est matedSomeH ghSchol(Gradelevel9to1)	3 ⁄ ₀	8∕₀	5 %
ħ.	2019Est matedH ghScholGraduate	% ₀	36∕0	32%
ELUALIYATES	2019Est matedSomeColege	9 ∕₀	⅓ ′₀	66∕0
₹	2019Est matedAsocatesDegre Only	9 ∕₀	8∕₀	Y ∕o
크	2019Est matedBachelorsDegre Only	3 /o	₿⁄₀	₿⁄₀
	2019Est matedGraduateDegr e	0 ∕₀	1∕₀	5 ⁄0
SS	2019Est matedTotalBusne s es	6	3	5
BUSINESS	2019Est matedTotalEmployes	4	3	7,3
USI	2019Est matedEmploye PopulatonperBus nes	Q	6	10
B	2019Est matedRes dent alPopulat onperBus n e s	8	4	6

CONFIDENTIALITY STATEMENT | DISCLAIMER CVS PHARMACY | 5020 PENNELL ROAD, ASTON, PA 19014

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the subject property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Equity Retail Brokers.

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Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and other as deemed necessary relative to a purchase of this property. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility.

The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Equity Retail Brokers reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Equity Retail Brokers or any of their affiliates, officers, 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.

Each prospective purchaser and/or broker proceeds at its own risk.

Equity Retail Brokers, Inc is licensed in PA, NJ, & DE.

AGENTS

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