

Marcus & Millichap

PATTON WILES FULLER GROUP

**RITE AID**  
GNC Live Well. Pharmacy Drive Thru



HAZLETON | PENNSYLVANIA



AN 11,180 SQUARE-FOOT RITE AID LOCATED IN HAZLETON | PENNSYLVANIA

EXCLUSIVELY LISTED BY:

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## INVESTMENT HIGHLIGHTS



**11,180**

SQUARE-FEET



**27,750 VPD**

HARD CORNER LOCATION



**2017**

RECENT RENOVATION

- » 11,180 SF Rite Aid in Hazleton, PA | No Walgreens Competition
- » Hard Corner Location with Multiple Points of Access Seeing Over 27,750 Vehicles Per Day
- » 3.5 Years Remaining with Three, 5-year Options
- » Store Renovations in 2017 at Tenant's Expense
- » Tenant Exercised Their First Five-Year Renewal Option at Contractual Rent, Showing Their Commitment to the Location
- » Minimal Landlord Responsibilities: Landlord Only Responsible for Roof & Structure | Tenant Responsible for Parking Lot and All Other Expenses
- » Strong Demographics: 14,624 Residents within 1-Mile and 39,699 within 3-Miles
- » Corporate Guaranty from Rite Aid Corporation | NYSE: RAD | Ranked 107 on the Fortune 500
- » National Grocery Chain Currently Under Contract to Build New Store Across the Street
- » Neighboring Retailers & Traffic Drivers Include Ollie's Bargain Outlet, Advance Auto Parts, Firestone Auto Care, Valvoline Instant Oil, McDonald's, PNC Bank, CVS Pharmacy and Dunkin'
- » Rite Aid is the Dominant Pharmacy in Western PA
- » Hazleton Regional Airport | 50,000 Passengers Per Day
- » Penn State Hazleton Campus | Approximately 1,200 Students Enrolled



## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the Rite Aid located at 1000 North Church street in Hazleton, Pennsylvania.

The property consists of approximately 11,180 square feet of building space and situated on a 1.17-acre parcel. Rite Aid has been operating at this site since 1998 and recently exercise their first, five-year option which currently has 3.5 years of lease term remaining. The lease includes three, five-year renewal options which each include a ten percent rental increases. The lease is a double net structure with the Landlord only responsible for the roof and structure. The Tenant is responsible for the parking lot, common area maintenance, HVAC, real estate taxes, insurance and utilities.

The property has great access and visibility at the three-way intersection of N Church St, W 22nd St and Fishers Hill with a combined traffic count of 27,750+ vehicles per day. There is no Walgreens in the town of Hazleton. Surrounding national tenants include Ollie's Bargain Outlet, Advance Auto Parts, Firestone Auto Care, Valvoline Instant Oil, McDonald's, PNC Bank, CVS Pharmacy and Dunkin'. A national grocery chain is currently under contract on the land parcel across from the Rite Aid with plans to open a new construction store over in the upcoming year.

Hazleton is also known for its proximity to interstate 80 and 81, which places people within a couple hours of New York City and Philadelphia. Hazleton Regional Airport is located less than two miles from the subject property. The airport serves an average of 50,000 passengers per day. Since the 1950s, Penn State University has had a Hazleton campus. Penn State Hazleton is located 4 miles from the subject property and has approximately 1,200 students enrolled. Additionally, the Greater Hazleton Historical Society Museum, one of Hazleton's main attractions, is approximately one and a half miles from the subject property.



**FedEx**  
Supply Chain

**OfficeMax**  
DISTRIBUTION CENTER

**ppl**  
PPL ENERGY SERVICES

**Auto Zone**  
DISTRIBUTION CENTER

**AT&T**  
**ALDI**  
**Tanera**  
**Wegmans**

**Walmart**

**Michaels**  
DISTRIBUTION CENTER

**AMERICAN EAGLE**  
OUTFITTERS  
DISTRIBUTION CENTER

**Cargill**  
600+ EMPLOYEES AT LOCATION

**Reynolds**  
Packaging Group

**PennState**  
Hazleton  
1,000+ STUDENTS  
& 80+ STAFF

**Fabri-Kal**  
LITHOGRAPH & PRINTING

**GRAHAM**  
PACKAGING COMPANY

**HERSHEY**  
THE HERSHEY COMPANY

**PET SMART**  
**LOWE'S**  
**weis**  
**Advance Auto Parts**  
**Applebee's**

**ATLANTIC**  
TELEVISION

**Bemis**

**Comfort Inn**

**Ashley**  
HOMESTORE

**TOYOTA**

**Tootsie**  
Tootsie Roll Industries

**ROMARK**  
Logistics

**TSC TRACTOR**  
SUPPLY CO

**Michaels**  
Where Creativity Happens  
**BIG LOTS!**

**HAZLETON AREA HIGH SCHOOL**

**THE LAUREL MALL**  
60+ Stores & Services  
**Dunham's**  
**REGAL CINEMAS**  
**Foot Locker**  
**Boscov's**  
**OLD NAVY**

**HAZLETON REGIONAL AIRPORT**

**RITE AID**



**Red Roof**

**Aaron's**

**Auto Zone**

**FAMILY DOLLAR**

**DOLLAR TREE**

**Save a lot**

**The UPS Store**

**GIANT**

**CVS**  
pharmacy

**UNITED STATES**  
POSTAL SERVICE

**PNC**

**Bank of America**

**DOLLAR GENERAL**

**OLIVE'S OUTLET**  
GOOD STUFF CHEAP  
**Firestone**  
**FAMILY DOLLAR**  
**boost**

**DUNKIN'**

**MCDONALD'S**

**Advance Auto Parts**

**15,672 VPD**

**CVS**  
pharmacy



1000 N. Church Street | Hazleton, PA 18201



## RENT SCHEDULE

| Base Term           | Annual Rent | Monthly Rent | CAP Rate |
|---------------------|-------------|--------------|----------|
| Current - 8/14/2023 | \$201,687   | \$16,807.27  | 7.75%    |

| Option Terms        | Annual Rent | Monthly Rent | CAP Rate |
|---------------------|-------------|--------------|----------|
| Option #2 (5 Years) | \$221,811   | \$18,484.27  | 8.52%    |
| Option #3 (5 Years) | \$243,948   | \$20,328.97  | 9.37%    |
| Option #4 (5 Years) | \$268,320   | \$22,360.00  | 10.31%   |

## OFFERING SUMMARY

|                           |             |
|---------------------------|-------------|
| Offering Price            | \$2,603,000 |
| Cap Rate                  | 7.75%       |
| Current Annual Rent       | \$201,687   |
| Gross Leasable Area (GLA) | 11,180 SF   |
| Price/SF                  | \$232.83    |
| Year Built/Renovated      | 1998/2017   |
| Lot Size                  | 1.17 Acres  |

## LEASE SUMMARY

|                                      |                                    |
|--------------------------------------|------------------------------------|
| Legal Tenant                         | Rite Aid Corporation               |
| Lease Type                           | Double Net (Roof & Structure Only) |
| Roof & Structure                     | Landlord Responsible               |
| Parking Lot                          | Tenant Responsible                 |
| Ownership Interest                   | Fee Simple                         |
| Lease Guaranty Type                  | Corporate Guaranty                 |
| Guarantor Entity                     | Rite Aid Corporation               |
| Lease Commencement Date              | 5/23/1997                          |
| Rent Commencement Date               | 8/15/1998                          |
| Lease Expiration Date                | 8/14/2023                          |
| Remaining Lease Term                 | 3.5 Years                          |
| Renewal Options                      | Three, 5-Year                      |
| Rent Increases                       | 10% in Each Option                 |
| Sales Reporting                      | None                               |
| Right of First Refusal / First Offer | Yes, 30-days                       |

## DEMOGRAPHIC SUMMARY

|                            | 1 Mile   | 3 Miles  | 5 Miles  |
|----------------------------|----------|----------|----------|
| 2018 Population            | 14,624   | 39,699   | 51,720   |
| 2023 Population Projection | 14,557   | 40,038   | 52,668   |
| 2018 Households            | 5,720    | 15,321   | 20,356   |
| 2023 Households Projection | 5,680    | 15,488   | 20,844   |
| Average Household Income   | \$49,552 | \$52,734 | \$57,968 |
| Median Household Income    | \$35,466 | \$39,397 | \$43,439 |





## TENANT OVERVIEW



Rite Aid Corporation is a drugstore chain in the United States. The company ranked No. 94 in the 2018 Fortune 500 list of the largest United States corporations by total revenue. It is headquartered in Camp Hill, Pennsylvania, near Harrisburg. Rite Aid is the largest drugstore chain on the East Coast and the third largest in the U.S.

Rite Aid began in 1962, opening its first store in Scranton, Pennsylvania; it was called Thrift D Discount Center. After several years of growth, Rite Aid adopted its current name and debuted as a public company in 1968. As of 2020, Rite Aid is publicly traded on the New York Stock Exchange under the symbol RAD.

### RITE AID STATS

|           |        |
|-----------|--------|
| Ownership | Public |
|-----------|--------|

|                         |            |
|-------------------------|------------|
| Stock Symbol & Exchange | RAD (NYSE) |
|-------------------------|------------|

|         |                |
|---------|----------------|
| Revenue | \$21.6 Billion |
|---------|----------------|

|                       |                   |
|-----------------------|-------------------|
| Market Capitalization | \$493.071 Million |
|-----------------------|-------------------|

|                               |              |
|-------------------------------|--------------|
| Credit Rating & Rating Agency | B3 (Moody's) |
|-------------------------------|--------------|

|                  |      |
|------------------|------|
| Fortune 500 Rank | #107 |
|------------------|------|

|                     |       |
|---------------------|-------|
| Number of Locations | 2,469 |
|---------------------|-------|

|               |               |
|---------------|---------------|
| Headquartered | Camp Hill, PA |
|---------------|---------------|

# PROPERTY DETAILS

## THE OFFERING

|                  |  |
|------------------|--|
| Tenant           | Rite Aid                                   |
| Property Address | 1000 N Church Street<br>Hazleton, PA 18201 |

## TENANT/LANDLORD RESPONSIBILITIES

|                            |                         |
|----------------------------|-------------------------|
| Roof Repairs & Replacement | Landlord Responsibility |
| Structure                  | Landlord Responsibility |
| Parking Lot                | Tenant Responsibility   |
| HVAC Repairs & Replacement | Tenant Responsibility   |
| Utilities                  | Tenant Responsibility   |
| Real Estate Taxes          | Tenant Pays Directly    |
| Insurance                  | Tenant Pays Directly    |
| Common Area Maintenance    | Tenant Responsibility   |

## SITE DESCRIPTION

|            |                     |
|------------|---------------------|
| Parking    | 30 Spaces Available |
| Topography | Level               |

## PARCELS

|                       |                                       |
|-----------------------|---------------------------------------|
| Number of Tax Parcels | Two                                   |
| Parcel Number(s)      | 71-T8NW12-002-003 & 71-T8NW12-002-002 |

## CONSTRUCTION

|                 |                       |
|-----------------|-----------------------|
| Foundation      | Concrete Slab         |
| Framing         | Steel                 |
| Construction    | Masonry               |
| Parking Surface | Asphalt               |
| Roof            | Flat Rubber Composite |

## MECHANICAL

|                 |                     |
|-----------------|---------------------|
| HVAC            | Roof Mounted        |
| Fire Protection | To Code             |
| Utilities       | All Local Providers |

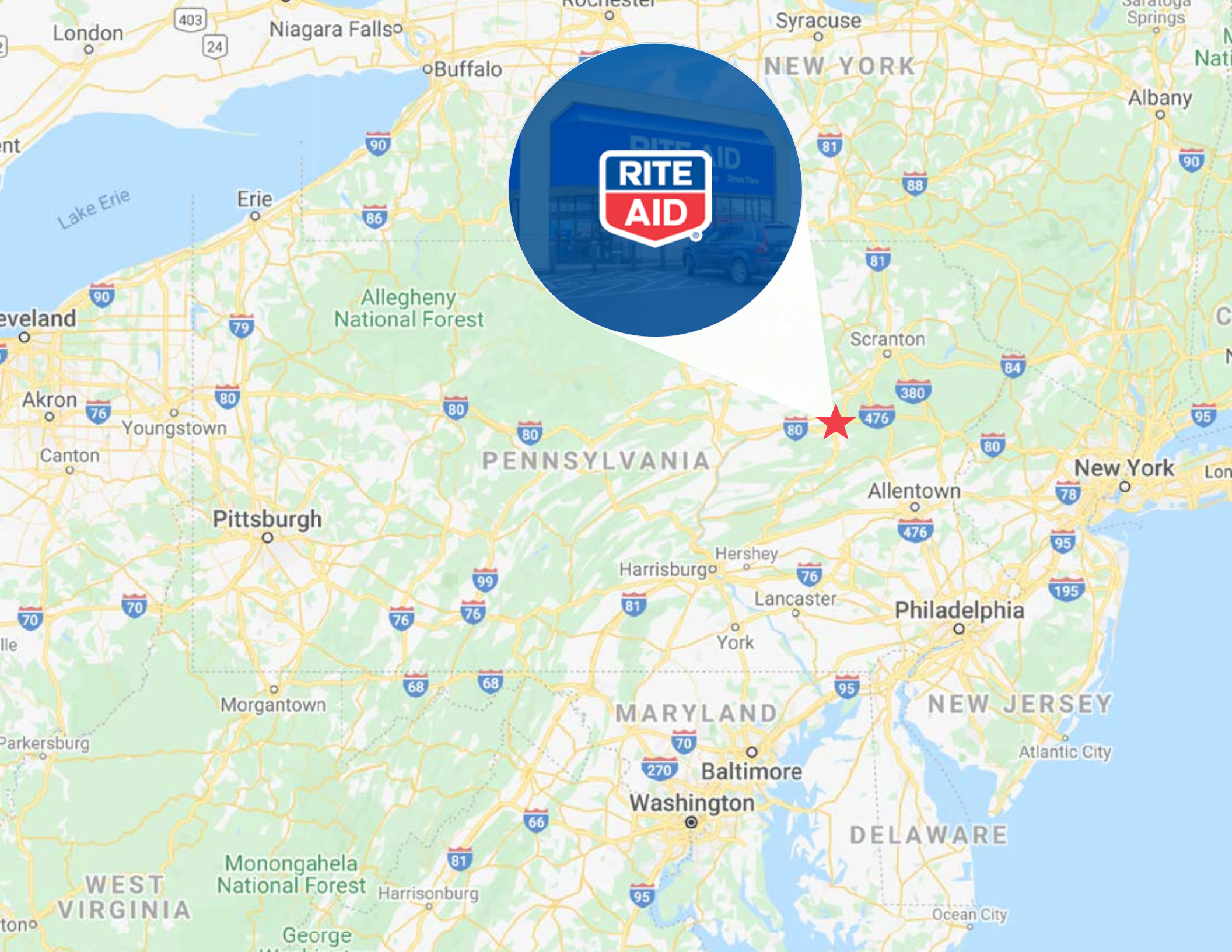
## ZONING

|     |            |
|-----|------------|
| PUD | Commercial |
|-----|------------|

## ACCESS POINTS

The property is accessed by one Curb cut off of N Sherman Ct. & W 22nd St., and one curb cut off of N Church St.





## PARCEL MAP

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**Parcel Numbers:** 71-T8NW12-002-003, 71-T8NW12-002-002

# RITE AID

**GNC** Live Well. Pharmacy Drive Thru

Let's  
make our  
community  
flu-free

Get your  
flu shot  
today

Respiras  
are  
common  
flu & cold

Vacínese  
contra la  
gripe hoy



## DEMOGRAPHIC HIGHLIGHTS

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51,720

POPULATION WITHIN 5 MILES



\$57,968

AVERAGE HOUSEHOLD INCOME  
IN 5-MILE RADIUS



20,356

HOUSEHOLDS WITHIN 5 MILES

# DEMOGRAPHICS

| POPULATION                                      | 1 MILE   | 3 MILES  | 5 MILES  |
|---|----------|----------|----------|
| <b>2018 Estimate</b><br>Total Population        | 14,624   | 39,699   | 51,720   |
| <b>2023 Projection</b><br>Total Population      | 14,557   | 40,038   | 52,668   |
| <b>2010 Census</b><br>Total Population          | 14,684   | 40,015   | 52,163   |
| HOUSEHOLDS                                      | 1 MILE   | 3 MILES  | 5 MILES  |
| <b>2018 Estimate</b><br>Total Households        | 5,720    | 15,321   | 20,356   |
| <b>2023 Projection</b><br>Total Households      | 5,680    | 15,488   | 20,844   |
| <b>2010 Census</b><br>Total Households          | 5,716    | 15,384   | 20,448   |
| <b>2018 Owner Occupied</b><br>Total Households  | 3,266    | 8,975    | 13,052   |
| <b>2018 Renter Occupied</b><br>Total Households | 2,454    | 6,346    | 7,304    |
| HOUSEHOLDS BY INCOME                            | 1 MILE   | 3 MILES  | 5 MILES  |
| <b>2018 Estimate</b>                            |          |          |          |
| \$25,000 - \$34,999                             | 14.8%    | 12.7%    | 12.3%    |
| \$35,000 - \$49,999                             | 14.4%    | 14.8%    | 14.6%    |
| \$50,000 - \$74,999                             | 20.1%    | 20.2%    | 20.8%    |
| \$75,000 - \$99,999                             | 6.6%     | 9.0%     | 10.1%    |
| \$100,000 - \$124,999                           | 4.9%     | 4.9%     | 5.6%     |
| \$125,000 - \$149,999                           | 1.3%     | 1.8%     | 2.6%     |
| \$150,000 or More                               | 3.1%     | 3.4%     | 4.3%     |
| <b>Average Household Income</b>                 | \$49,552 | \$52,734 | \$57,968 |
| <b>Median Household Income</b>                  | \$35,466 | \$39,397 | \$43,439 |

| HOUSEHOLDS BY INCOME                     | 1 MILE | 3 MILES | 5 MILES |
|--|--------|---------|---------|
| <b>Population By Age</b>                 |        |         |         |
| 2018 Estimate Total Population           | 14,624 | 39,699  | 51,720  |
| Age 20 - 24                              | 6.7%   | 7.0%    | 6.7%    |
| Age 25 - 34                              | 13.8%  | 12.5%   | 11.9%   |
| Age 35 - 44                              | 11.0%  | 10.7%   | 10.7%   |
| Age 45 - 54                              | 12.9%  | 13.1%   | 13.4%   |
| Age 55 - 64                              | 11.7%  | 12.4%   | 13.0%   |
| Age 65 - 74                              | 9.2%   | 9.5%    | 10.2%   |
| Age 75 - 84                              | 5.4%   | 5.7%    | 5.8%    |
| Age 85 +                                 | 2.8%   | 3.3%    | 3.3%    |
| Median Age                               | 37.8   | 39.4    | 41.0    |
| <b>Population 25+ by Education Level</b> |        |         |         |
| 2018 Estimate Population Age 25+         | 9,774  | 26,651  | 35,286  |
| Grade K - 8                              | 6.3%   | 6.1%    | 5.1%    |
| Grade 9 - 12                             | 11.0%  | 9.8%    | 8.6%    |
| High School Graduate                     | 45.7%  | 45.4%   | 44.7%   |
| Associates Degree                        | 7.4%   | 7.8%    | 8.5%    |
| Bachelor's Degree                        | 7.5%   | 8.3%    | 9.4%    |
| Graduate Degree                          | 4.0%   | 5.3%    | 6.0%    |
| Some College, No Degree                  | 16.4%  | 15.5%   | 16.1%   |
| <b>Population by Gender</b>              |        |         |         |
| 2018 Estimate Total Population           | 5,235  | 23,504  | 27,783  |
| Female Population                        | 7,583  | 20,225  | 26,207  |
| Male Population                          | 7,042  | 19,474  | 25,513  |

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