



RITE AID
400 W Second Street
Berwick, PA 18603



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DISCLAIMER STATEMENT:

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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group and Lee & Associates have not verified, and will not verify, any of the information contained herein, nor has The Boulder Group or Lee & Associates conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



EXECUTIVE SUMMARY:

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Rite Aid property located Berwick, Pennsylvania. Rite Aid recently extended their lease early for ten years, demonstrating the tenant’s commitment to the location. There are four 5-year renewal option periods with rental escalations in each option. Rite Aid has a long operating history at this location since 1998.

The 14,055 square foot Rite Aid benefits from its hard corner location along Highway 11 (19,311 VPD), which is a primary east-west thoroughfare. The property is near other retailers including PNC, CVS, AutoZone, Dunkin’ Donuts and the Wise Food factory. The property also features a drive-thru pharmacy.

The Rite Aid lease expires May 31, 2026 and features four 5-year renewal option periods. Rite Aid Corporation operates 2,526 stores in the United States. Rite Aid Corporation was founded in 1962 and is headquartered in East Pennsboro Township, Pennsylvania. Rite Aid is publicly traded on the New York Stock Exchange using the symbol “RAD”.



**INVESTMENT
HIGHLIGHTS:**

- Rite Aid recently extended their lease early for ten years, demonstrating the tenant's commitment to the location
- Rite Aid has a long operating history at this location since 1998
- Located at the corner of a signalized intersection along Highway 11 (19,311 VPD) which is a primary east-west thoroughfare
- Retailers in the immediate area including PNC, CVS, AutoZone, Dunkin' Donuts and the Wise Food factory

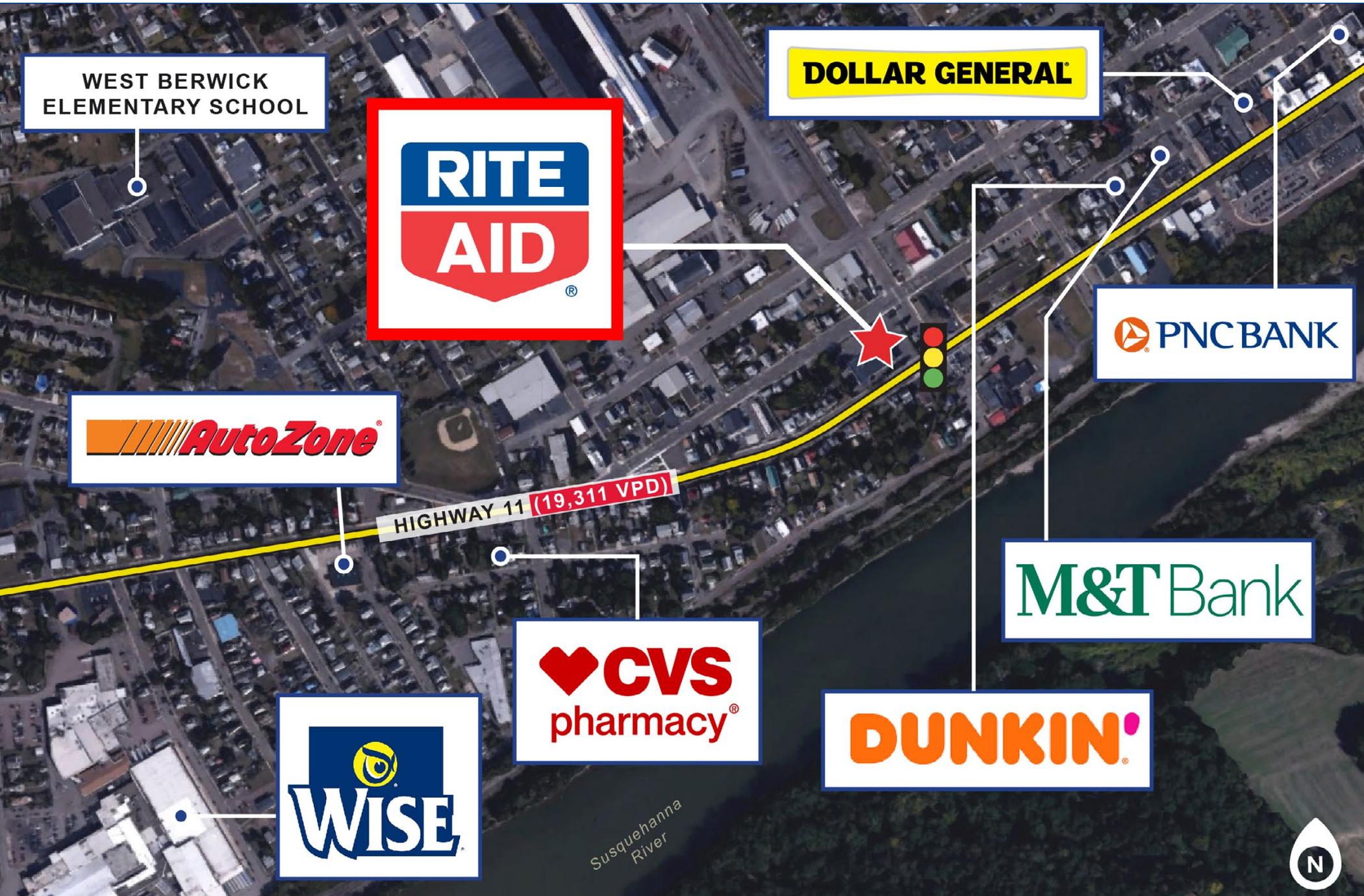


**PROPERTY
OVERVIEW:**

Price:	\$3,417,080
Cap Rate:	7.50%
Net Operating Income:	\$256,281
Lease Expiration Date:	May 31, 2026
Rental Escalations:	\$0.50 PSF every five years and Option 1 & 2 & \$0.39 PSF Option 3 & 4
Renewal Options:	Four 5-Year
Lease Type:	NN (Roof & Structure)
Tenant:	Rite Aid
Year Built:	1997
Building Size:	14,055 SF
Land Size:	1.22 AC







WEST BERWICK
ELEMENTARY SCHOOL



DOLLAR GENERAL

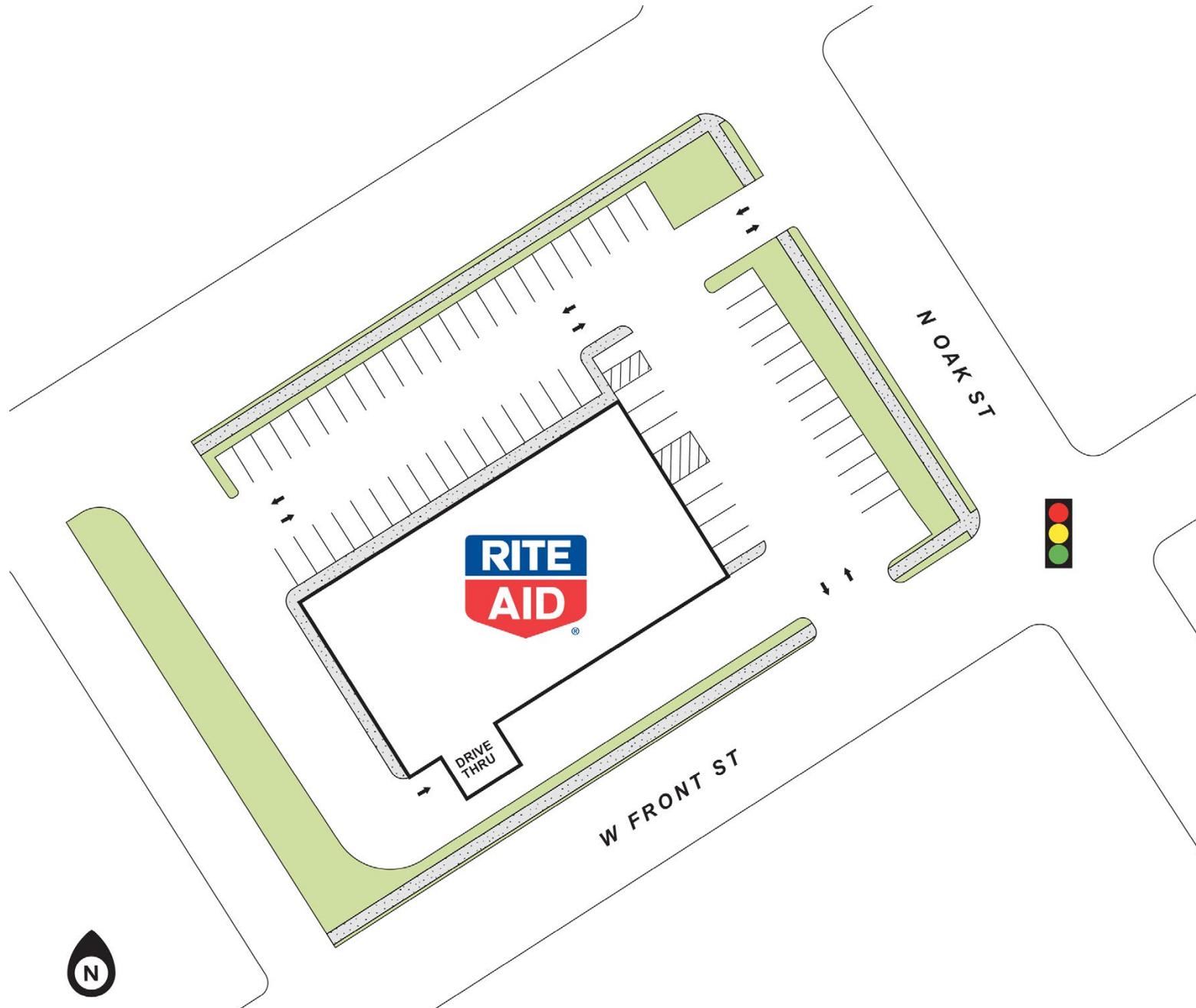


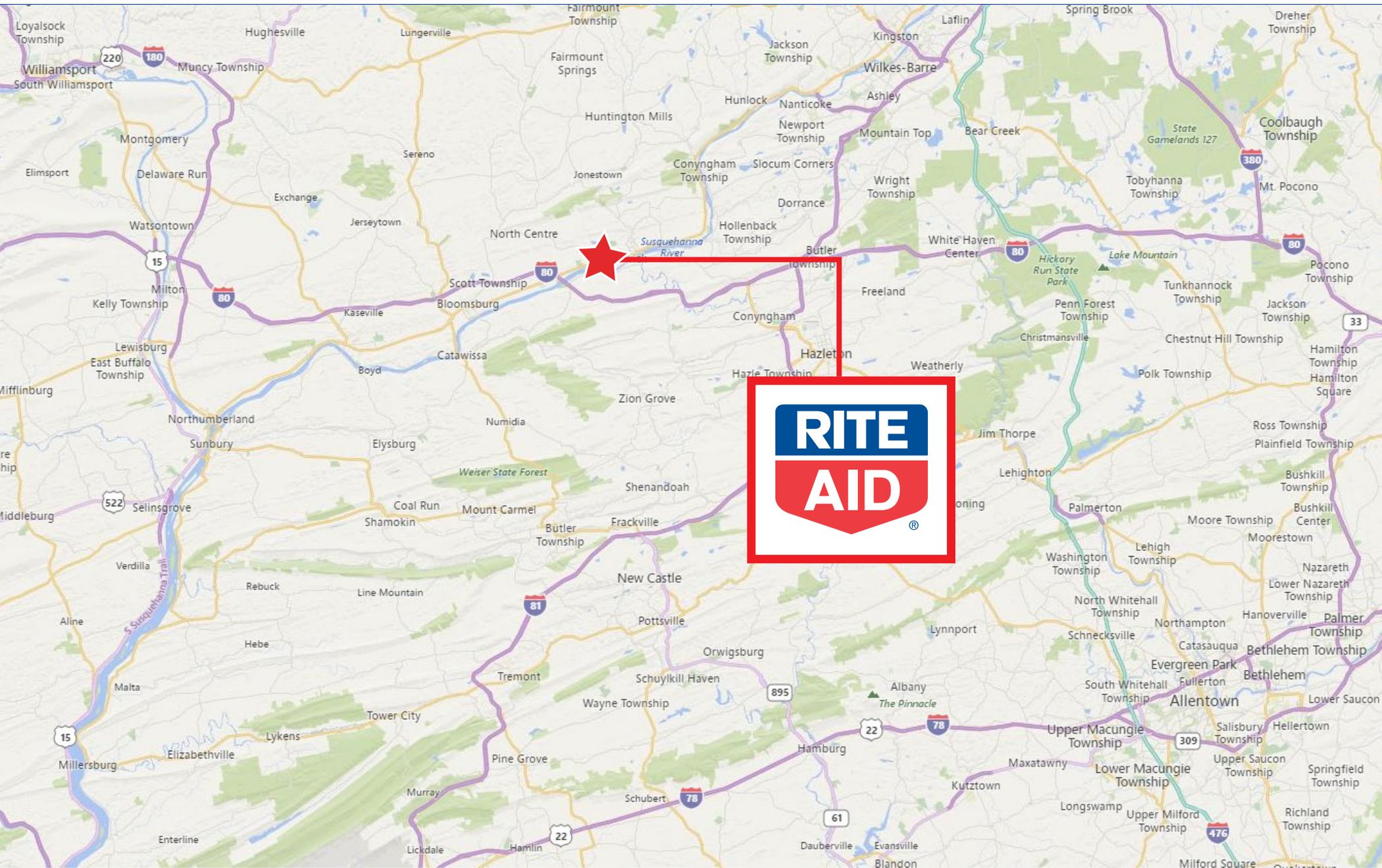
HIGHWAY 11 (19,311 VPD)



Susquehanna
River



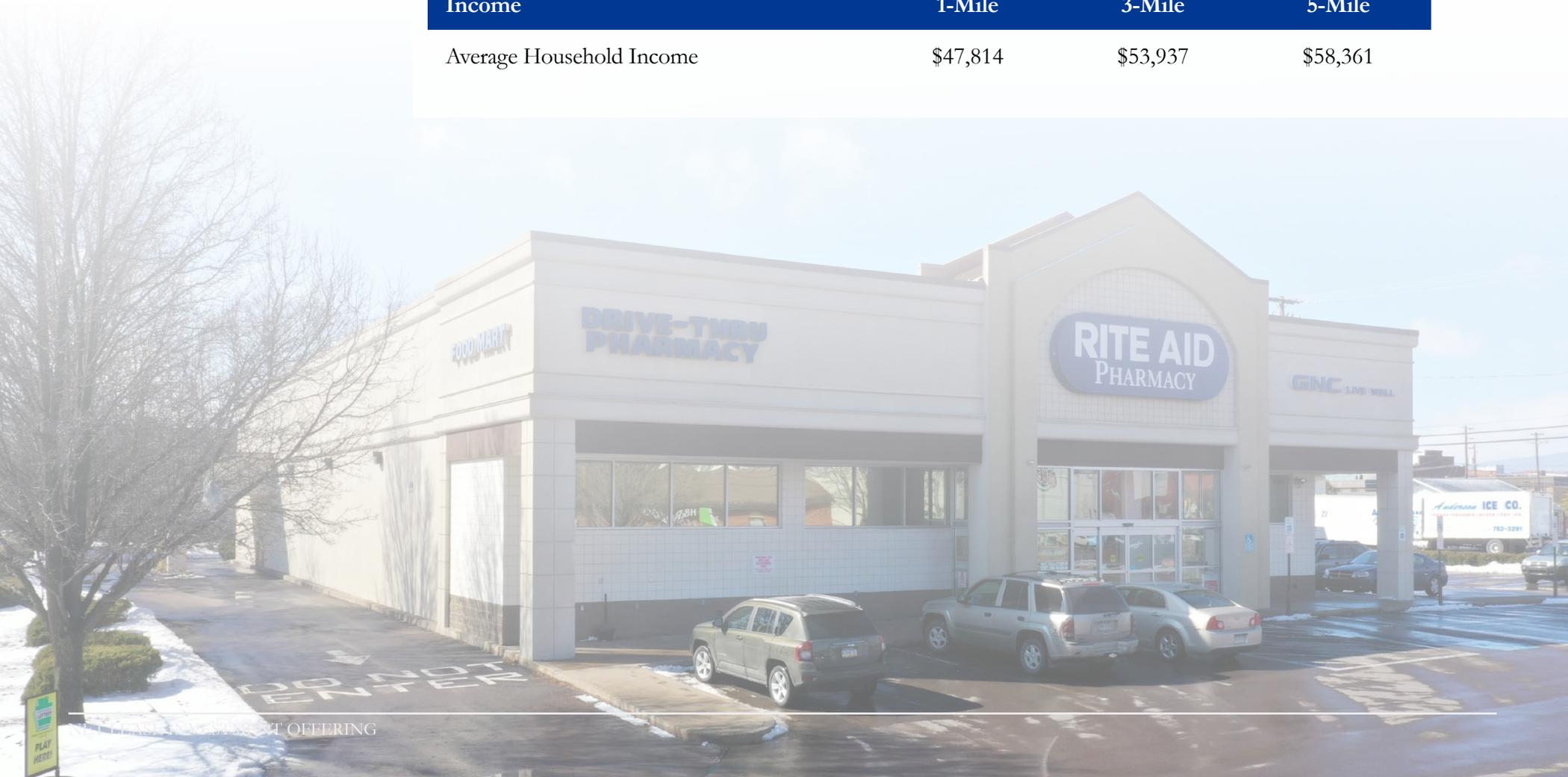




DEMOGRAPHIC REPORT:

Population	1-Mile	3-Mile	5-Mile
Total Population	8,027	17,571	22,893
Total Households	3,446	7,532	9,700

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$47,814	\$53,937	\$58,361



**MARKET
OVERVIEW:**

Berwick, Pennsylvania

Berwick is a borough in Columbia County, Pennsylvania, United States, 28 miles southwest of Wilkes Barre. As of the 2010 census, Berwick had a population of 10,477. It is one of the two principal communities of the Bloomsburg-Berwick, PA Micropolitan Statistical Area, a micropolitan area that covers Columbia and Montour counties, and had a combined population of 85,562 at the 2010 census.



Berwick was one of the places where the Stuart tank was produced in World War II, with over 15,000 of the tanks being manufactured at an American Car & Foundry plant in the town. The American Car & Foundry plant was also a producer of rolling stock for railroads. The borough is home to Berwick Offray, a gift ribbon manufacturing division of CSS Industries, and Wise Foods, a snack food company founded by Berwick native Earl Wise in the first half of the twentieth century, famous for its potato chips.



**TENANT
OVERVIEW:**

Rite Aid

Rite Aid Corporation, through its subsidiaries, operates a chain of retail drugstores in the United States. The company sells prescription drugs and a range of other merchandise, including over-the-counter medications, health and beauty aids, personal care items, cosmetics, household items, food and beverages, greeting cards, seasonal merchandise, and other every day and convenience products. It also offers health coaching, shared decision making tools, and health care analytics, including health coaching for medical decisions, chronic conditions, and wellness; population analytic solutions; and consulting services. The company offers its products to customers covered by third party payers, such as insurance companies, prescription benefit management companies, government agencies, private employers, and other managed care providers. It has a strategic alliance with GNC.

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Website:	www.riteaid.com
Founded:	1962
Number of Locations:	2,526
Stock Symbol:	RAD (NYSE)
Headquarters:	East Pennsboro Township, Pennsylvania





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