



Rite Aid - Geneva, NY

420 Hamilton Street, Geneva, NY

PROPERTY OVERVIEW

Price: \$7,372,188

Cap Rate: 8.00%

Building Size: 14,673 SF

Tenant: Rite Aid

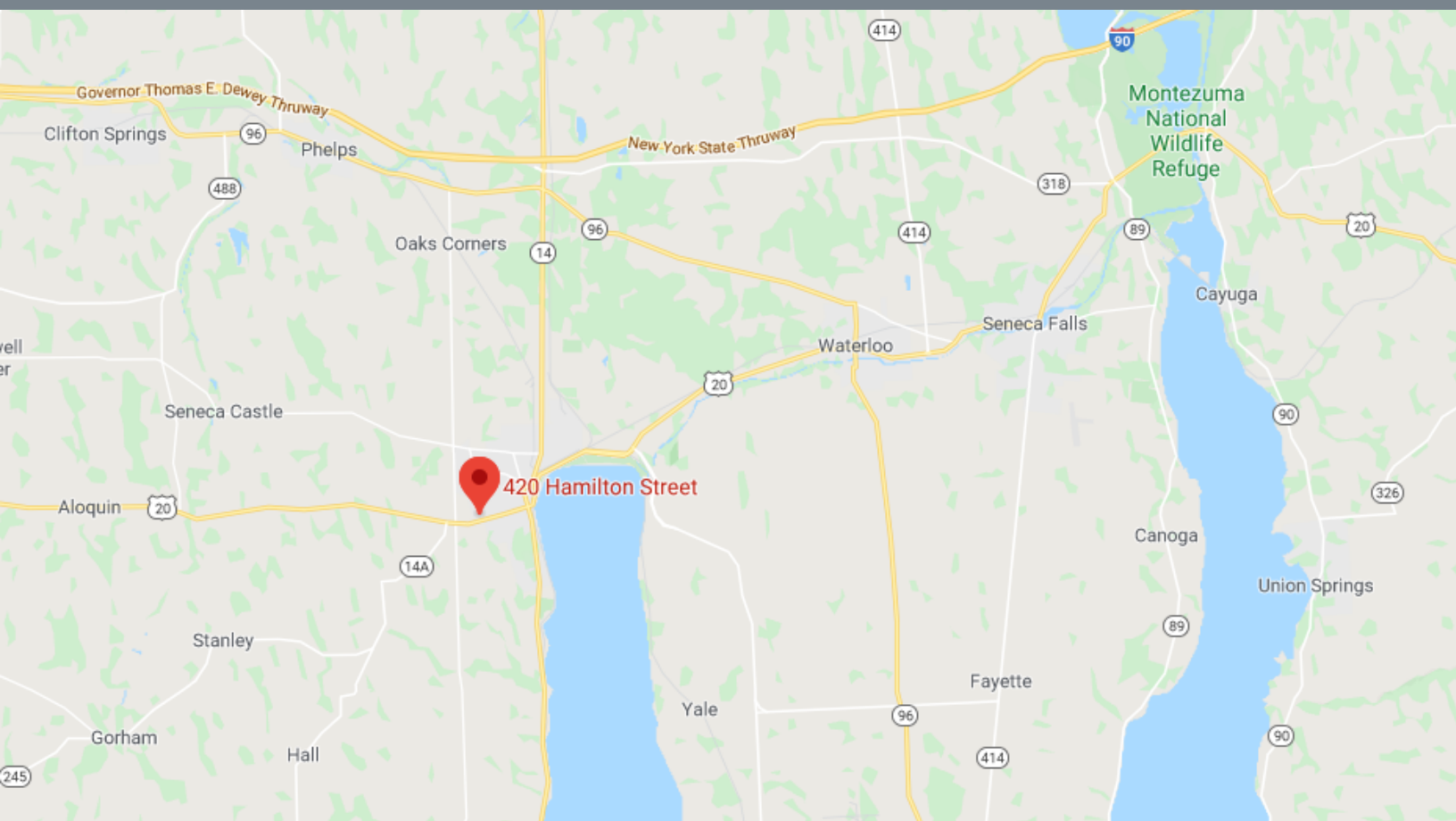
Lease Expiration: 3/31/2029

Annual Rent: \$589,775

Lease Type: NNN

Renewal Options: Five 5-Year + One 3-Year and 11 Months

Rental Escalations: Options 1 & 3: 10%
Options 5 & 6: FMV



PROPERTY HIGHLIGHTS

- Absolute NNN
- Positioned along a primary east-west thoroughfare (17,458 VPD)
- Rental escalations in renewal options
- Near other retailers including Walmart, Wegmans, BJ's Wholesale, and McDonald's
- Near Hobart and William Smith Colleges (2,200+ students) and numerous hotels

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	7,838	16,120	19,521
Total Households	2,587	6,194	7,569
Med. Household Income:	\$45,873	\$41,940	\$44,241

