



## Rite Aid - New Kensington, PA

700 Stevenson Blvd, New Kensington, PA

### PROPERTY OVERVIEW

Price: \$3,593,172

Cap Rate: 7.85%

Building Size: 10,908 SF

Tenant: Rite Aid

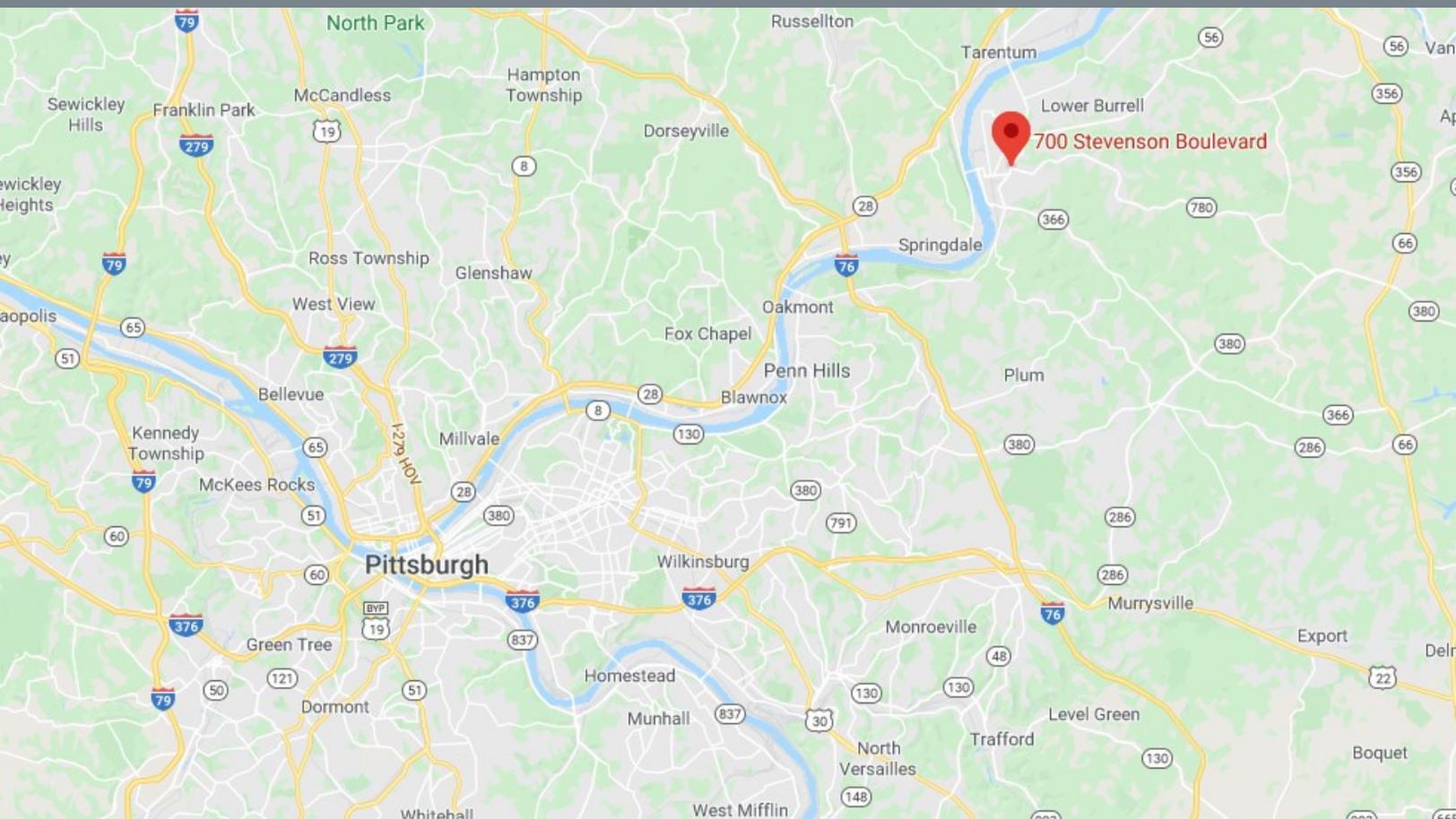
Lease Expiration: 11/12/2023

Annual Rent: \$282,064

Lease Type: NNN

Renewal Options: Four 5-Year

Rental Escalations: \$0.50/ SF in each option



**PROPERTY HIGHLIGHTS**

- Located within the Pittsburgh MSA
- Long operating history at the location since 1998
- Absolute NNN
- Positioned just along a primary north-south thoroughfare (16,000 VPD)
- Rental escalations in each option period
- Across from Valley High School

**DEMOGRAPHICS**

|                        | 1-MILE   | 3-MILE   | 5-MILE   |
|------------------------|----------|----------|----------|
| Population:            | 11,538   | 41,330   | 71,019   |
| Total Households       | 5,139    | 18,622   | 31,121   |
| Med. Household Income: | \$38,896 | \$46,099 | \$53,031 |

