



Rite Aid - Scranton, PA

500 N Main Ave, Scranton, PA

PROPERTY OVERVIEW

Price: \$2,354,680

Cap Rate: 7.50%

Building Size: 10,096 SF

Tenant: Rite Aid

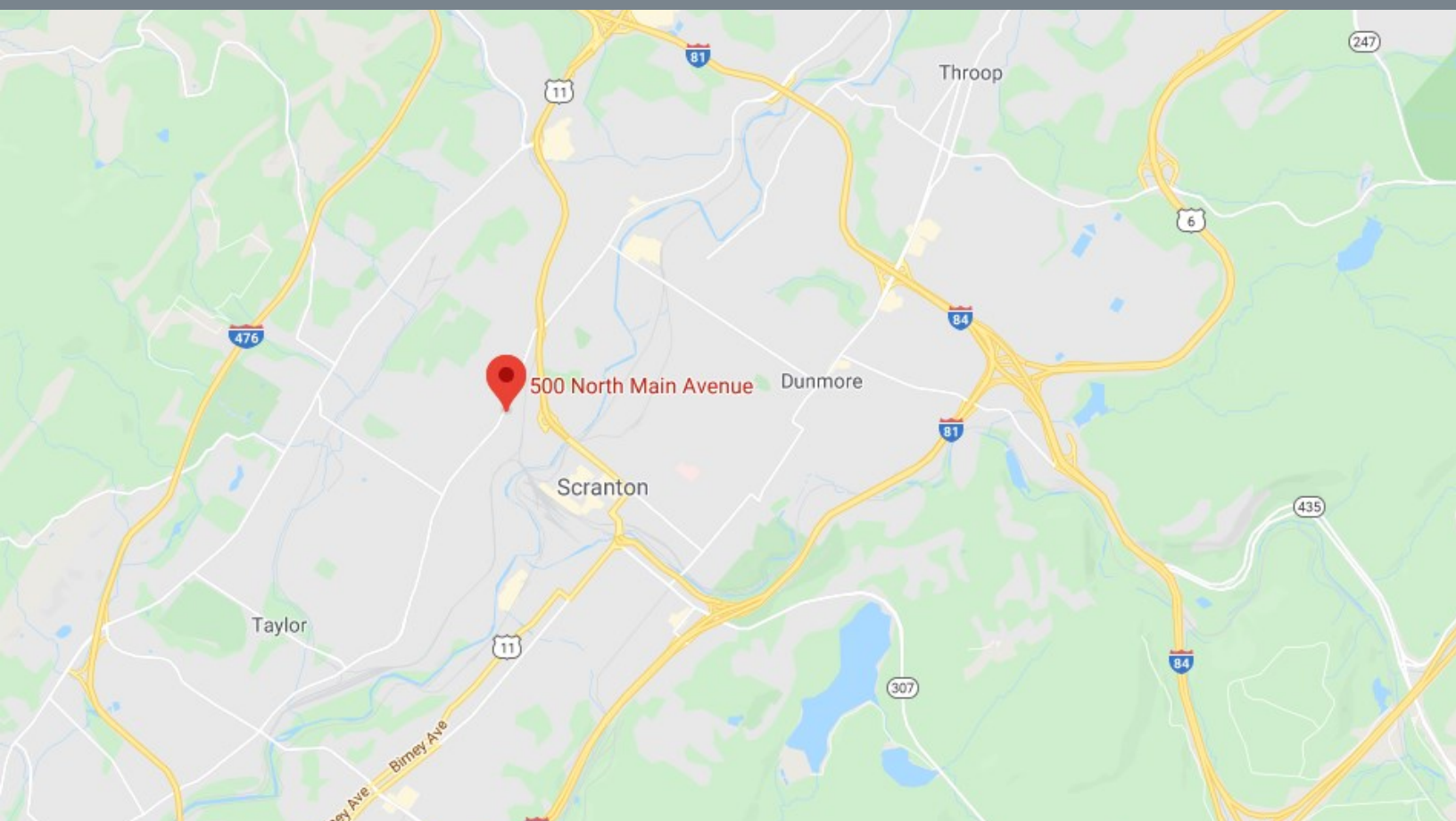
Lease Expiration: 02/28/2029

Annual Rent: \$176,601

Lease Type: NNN

Renewal Options: Two 5-Year

Rental Escalations: \$8,830 in each option



PROPERTY HIGHLIGHTS

- Long operating history at the location since 1999
- Over 92,000 people live within three miles of the property
- Absolute NNN - zero landlord responsibilities
- Low rent to sales ratio
- Immediately off of HWY 11 (30,000 VPD)
- Low rent for single tenant drug store

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	18,316	92,411	121,657
Total Households	8,097	37,069	49,508
Med. Household Income:	\$32,473	\$40,480	\$43,502

