



## Rite Aid - State College, PA

1536 North Atherton Street, State College, PA

### PROPERTY OVERVIEW

Price: \$4,083,688

Cap Rate: 8.00%

Building Size: 10,908 SF

Tenant: Rite Aid

Lease Expiration: 10/29/2028

Annual Rent: \$326,695

Lease Type: NN

Renewal Options: Four 5-Year

Rental Escalations: \$0.50 PSF in each option



## PROPERTY HIGHLIGHTS

- Located in close proximity to Penn State University (40,000+ students)
- 96,082 people living within five miles of the property
- Rental escalation in each renewal option
- Located at the corner of a signalized intersection
- Positioned along a primary east-west thoroughfare (43,044 VPD)
- Other retailers in the corridor include Walmart, Target, Wegmans, Trader Joe's, Sheetz, Best Buy, Weis Markets, GIANT Food Stores and TJMaxx

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	12,630	71,122	96,082
Total Households	5,591	24,238	33,847
Med. Household Income:	\$43,579	\$47,809	\$61,456

