



## Rite Aid - Altoona, PA

600 Chestnut Avenue, Altoona, PA

### PROPERTY OVERVIEW

Price: \$3,464,342

Cap Rate: 7.60%

Building Size: 10,908 SF

Tenant: Rite Aid

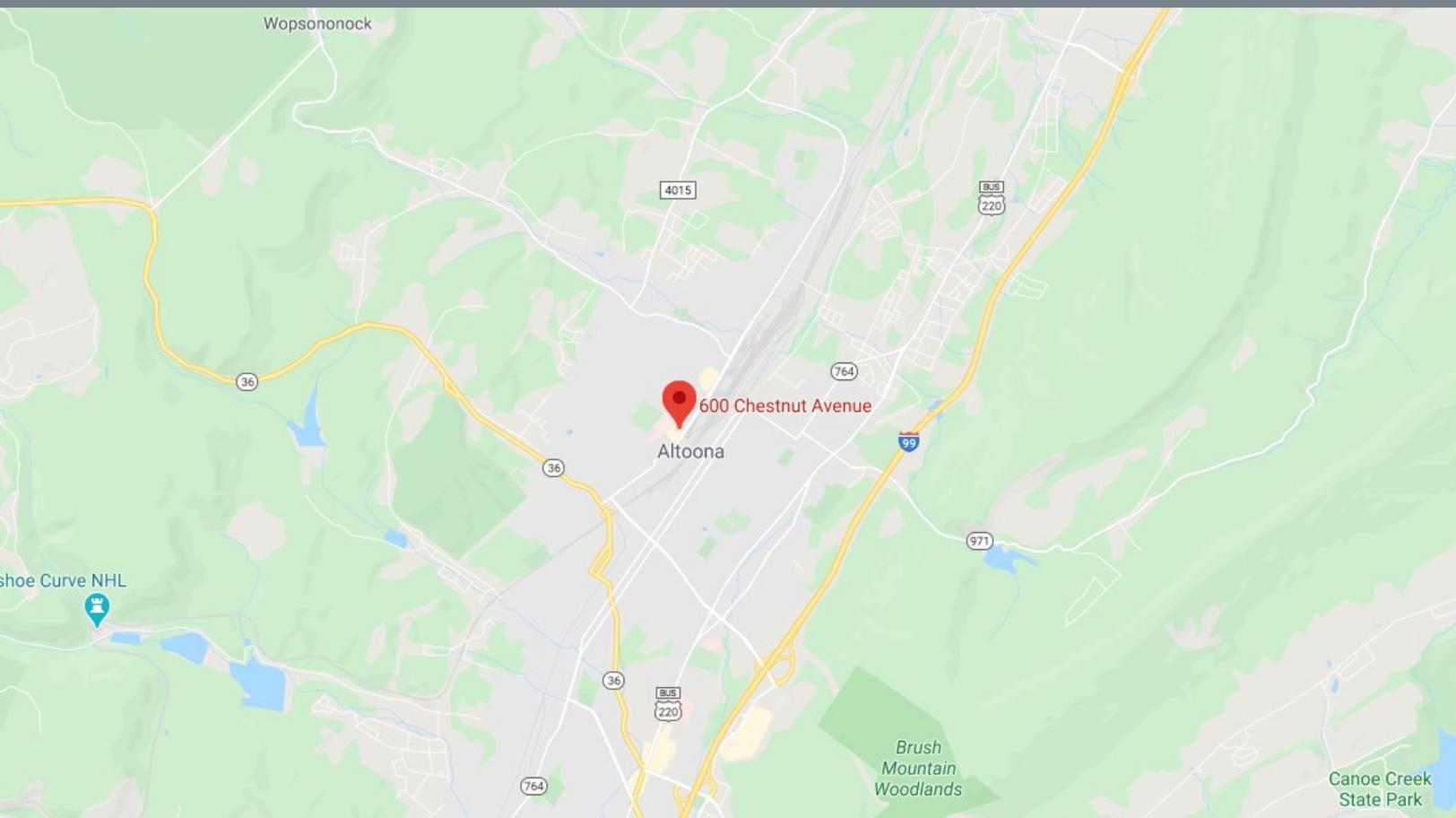
Lease Expiration: 03/06/2027

Annual Rent: \$263,290

Lease Type: NN

Renewal Options: Two 5-Year

Rental Escalations: \$0.50 PSF in each option



## PROPERTY HIGHLIGHTS

- Located in close proximity to UPMC Altoona (380 beds)
- Long operating history at the location since 2000
- Strong sales at this location and low rent to sales ratio
- Positioned along a primary north-south thoroughfare (19,350 VPD)
- Rental escalations in each option period

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	19,424	49,939	62,598
Total Households	8,486	20,443	25,663
Med. Household Income:	\$27,380	\$36,536	\$38,829

