



Rite Aid - Altoona, PA

NET LEASE OPPORTUNITY



Rite Aid - Altoona, PA

600 Chestnut Avenue, Altoona, PA

PROPERTY OVERVIEW

\$3,464,342 Price:

7.60%Cap Rate:

10,908 SF **Building Size:**

Tenant:

Rite Aid

Lease Expiration: 03/06/2027

Annual Rent: \$263,290

Lease Type: NN

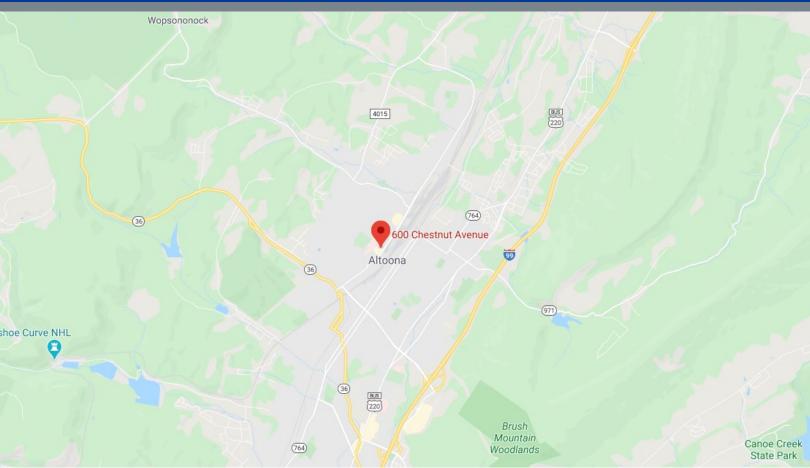
Renewal Options: Two 5-Year

Rental Escalations: \$0.50 PSF in each option



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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



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