



Rite Aid (Leasehold) - Altoona, PA

3331 Pleasant Valley Blvd, Altoona, PA

PROPERTY OVERVIEW

Price: \$2,085,111

Cap Rate: 9.00%

Building Size: 10,908 SF

Tenant: Rite Aid

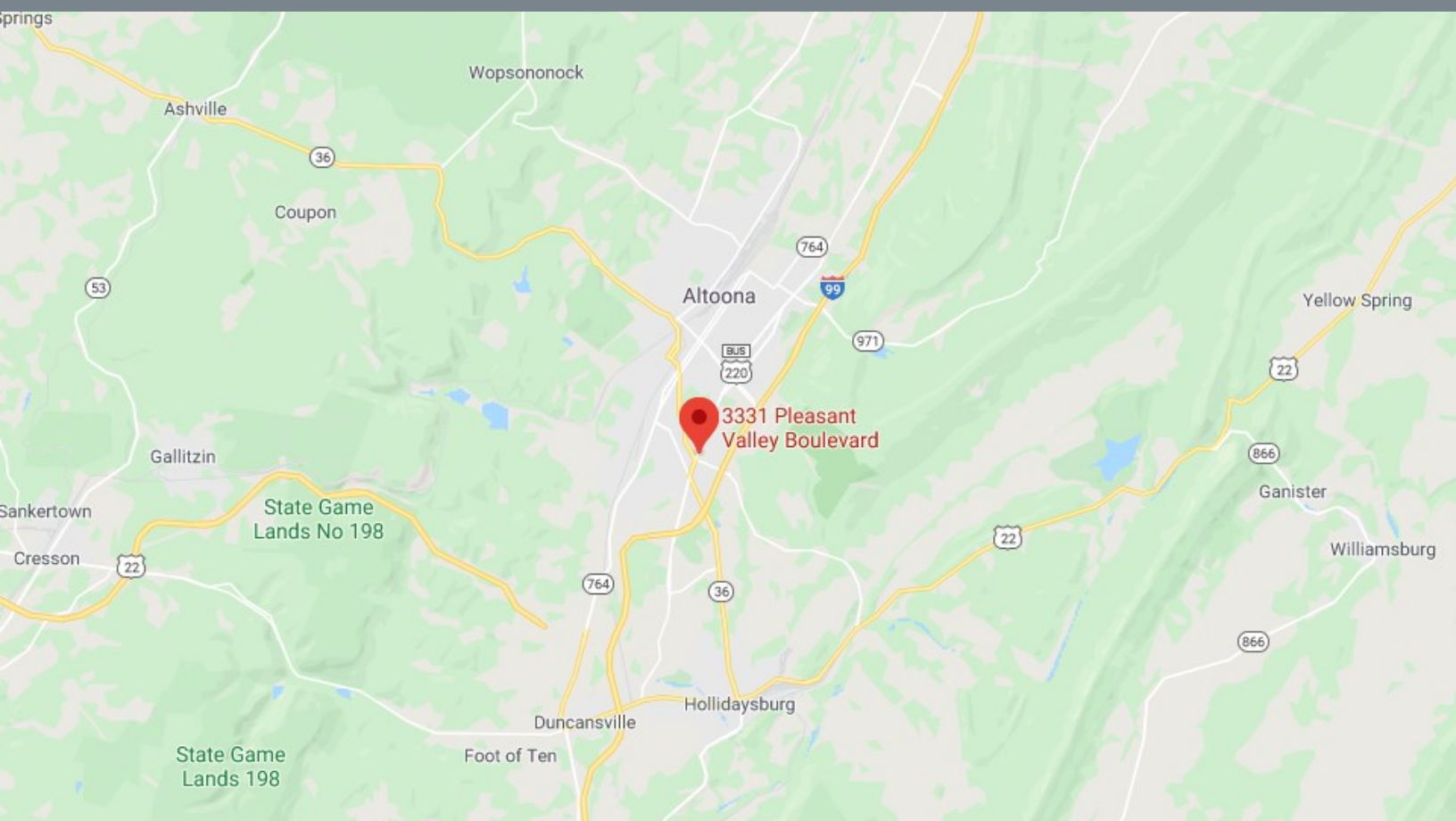
Lease Expiration: 11/29/2028

Annual Rent: \$187,660

Lease Type: Leasehold - NN

Renewal Options: One 7-Year & One 5-Year

Rental Escalations: Contact broker for details



PROPERTY HIGHLIGHTS

- 74,625 people living within five miles of the property
- Located near Home Depot, Dick's Sporting Goods, Giant Eagle Supermarket and Logan Valley Mall
- Low rent to sales ratio
- Located at the corner of a signalized intersection
- Positioned along a primary north-south thoroughfare (29,633 VPD)
- Low rent for single tenant drug store property

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	6,446	43,428	74,625
Total Households	2,840	18,404	30,774
Med. Household Income:	\$50,702	\$37,113	\$40,221

