



Rite Aid - Altoona, PA

**NET LEASE OPPORTUNITY** 



## Rite Aid (Leasehold) - Altoona, PA

3331 Pleasant Valley Blvd, Altoona, PA

## **PROPERTY OVERVIEW**

Price: \$2,085,111 Lease Expiration:

Cap Rate: 9.00% Annual Rent: \$187,660

Building Size: 10,908 SF Lease Type: Leasehold - NN

Tenant: Rite Aid Renewal Options: One 7-Year & One 5-Year

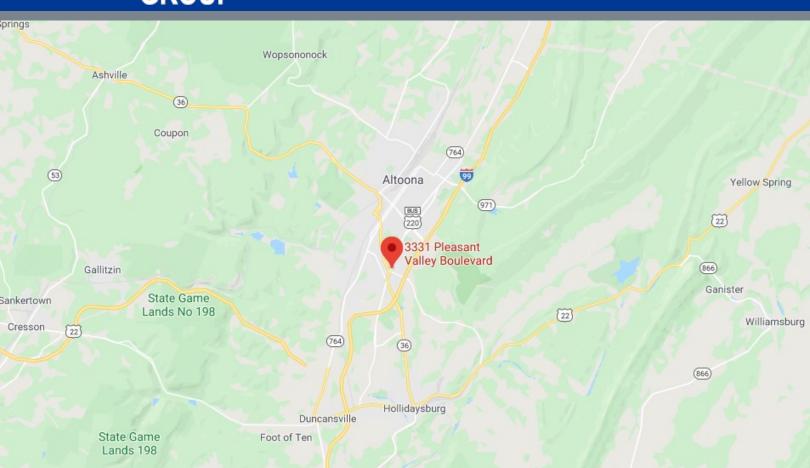
Rental Escalations: Contact broker for details

11/29/2028



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## **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: Total Households	6,446 2.840	43,428 18.404	74,625 30,774
Med. Household Income:	\$50,702	\$37,113	\$40,221



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