



## Rite Aid - Baldwinsville, NY

113 Downer Street, Baldwinsville, NY 13027

### PROPERTY OVERVIEW

Price: \$2,797,189

Cap Rate: 7.40%

Building Size: 11,695 SF

Tenant: Rite Aid

Lease Expiration: 8/17/2028

Annual Rent: \$206,992

Lease Type: NN

Renewal Options: Three 5-Year Remaining

Rental Escalations: None



## PROPERTY HIGHLIGHTS

- Located at the hard corner of a signalized intersection
- Long operating history at the location
- Rite Aid extended their lease early in 2018, illustrating their commitment to the site
- Well above average sales at this location with a very low rent to sales ratio
- Positioned along a primary east-west thoroughfare (15,864 VPD)
- Immediately off of State HWY 690 (18,946 VPD)

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	5,327	17,757	36,850
Total Households	2,333	7,213	14,905
Med. Household Income:	\$56,907	\$70,375	\$75,748

