



Rite Aid - Baldwinsville, NY

NET LEASE OPPORTUNITY



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113 Downer Street, Baldwinsville, NY 13027

PROPERTY OVERVIEW

Price: \$2,797,189 Lease Expiration: 8/17/2028

Cap Rate: 7.40% Annual Rent: \$206,992

Building Size: 11,695 SF Lease Type: NN

Tenant: Rite Aid Renewal Options: Three 5-Year Remaining

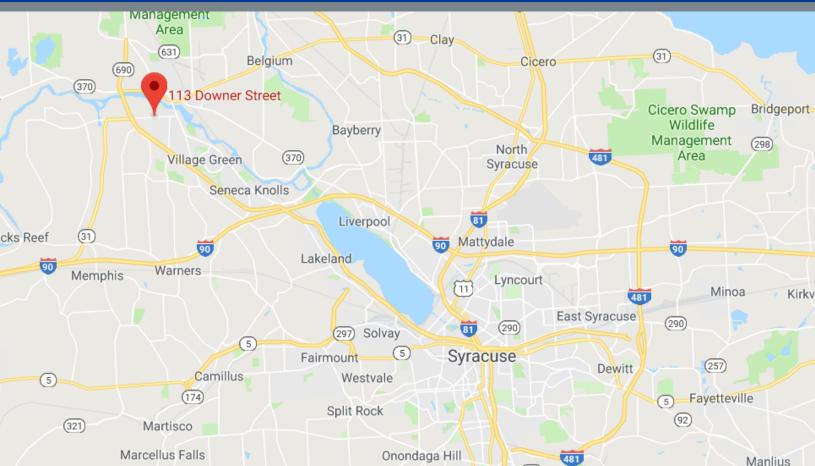
Rental Escalations: None



COMMERCIAL REAL ESTATE SERVICES

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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

