



## Rite Aid - Camden, DE

3004 S Dupont Hwy, Camden, DE

### PROPERTY OVERVIEW

Price: \$4,679,107

Cap Rate: 7.50%

Building Size: 10,908 SF

Tenant: Rite Aid

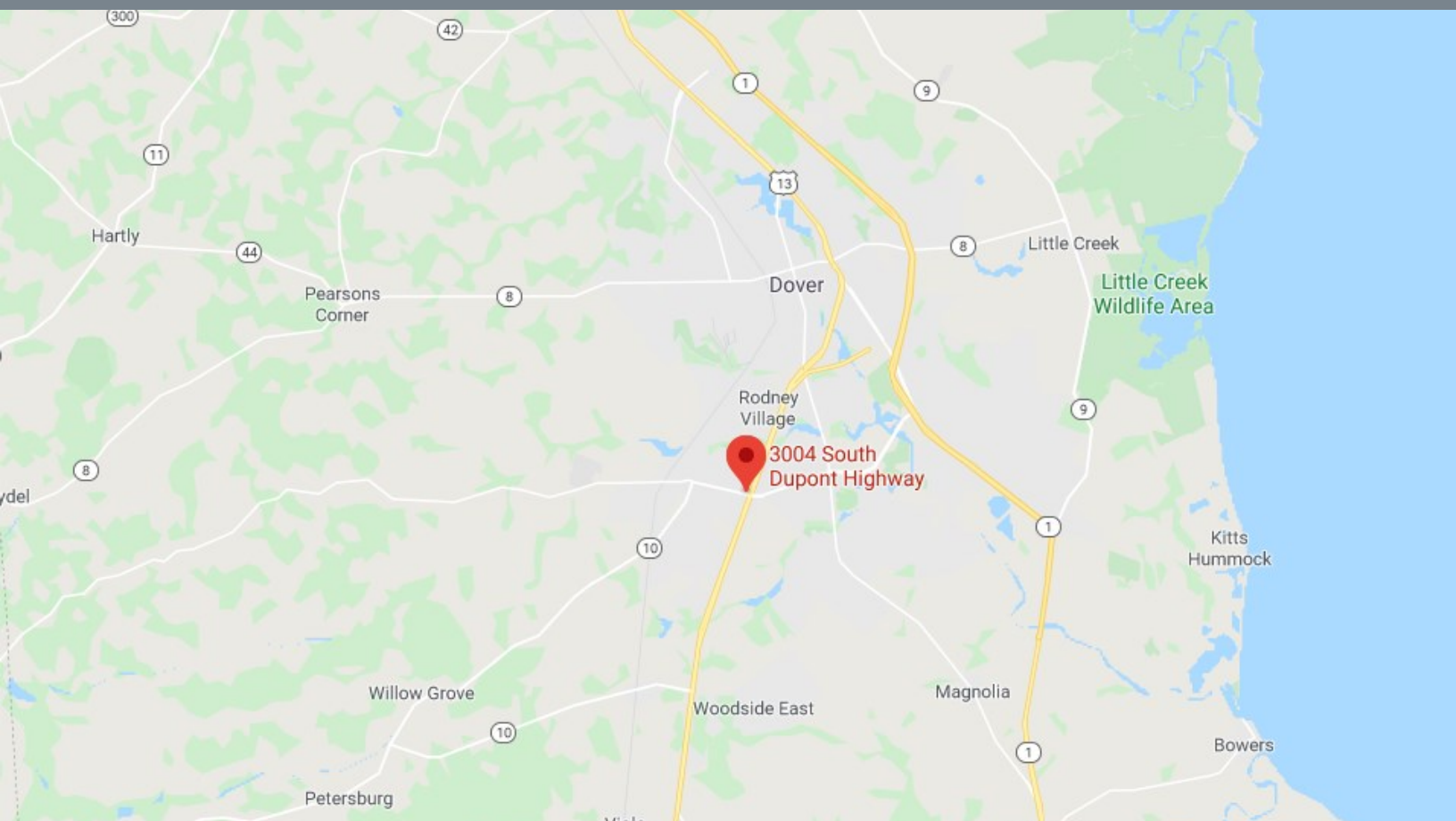
Lease Expiration: 4/17/2029

Annual Rent: \$350,933

Lease Type: NNN

Renewal Options: Four 5-Year

Rental Escalations: \$0.50 PSF in each option



## PROPERTY HIGHLIGHTS

- 79,652 people living within five miles of the property
- Located near Walmart, ALDI, Lowe's and Redner's
- Absolute NNN - zero landlord responsibilities
- Well above average sales at this location and low rent to sales ratio
- Located at the corner of a signalized intersection
- Positioned along a primary north-south thoroughfare (35,709 VPD)
- Rental escalation in each renewal option

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	6,669	35,631	79,652
Total Households	2,502	13,356	29,657
Med. Household Income:	\$65,341	\$54,830	\$54,277

