

Rite Aid - Cheshire - CT

COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES

NET LEASE OPPORTUNITY



Rite Aid (Leasehold) - Cheshire - CT

180 Main St, Cheshire, CT 06410

PROPERTY OVERVIEW

Price:	\$9,097,655	Lease l
Cap Rate:	9.00%	Annual
Building Size:	14,673 SF	Lease
Tenant:	Rite Aid	Renewa
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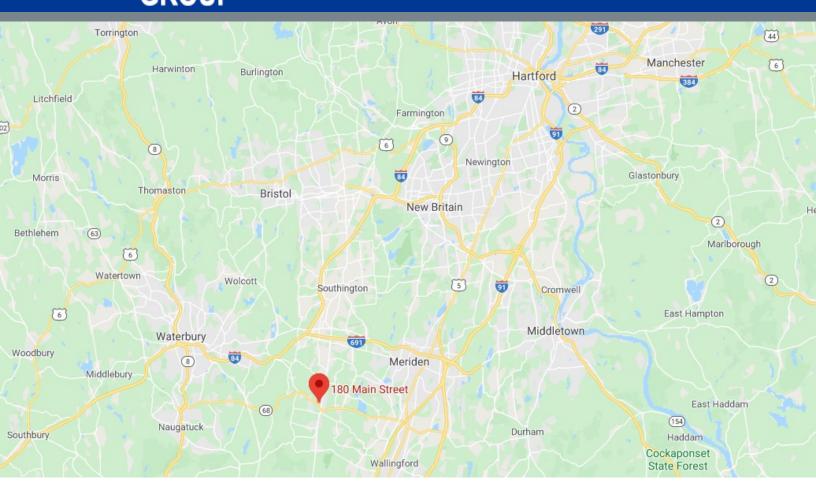
Lease Expiration:	1/31/2031
Annual Rent:	\$818,789
Lease Type:	Leasehold - NNN
Renewal Options:	Six 5-Year
Rental Escalations:	Options 1 & 3: 10% Options 4 & 5: FMV

Boulder GROUP

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PROPERTY HIGHLIGHTS

- Outparcel to Stop & Shop anchored shopping center
- 79,143 people living within five miles of the property
- NNN- Zero landlord responsibilities

- Long term lease
- Located at the corner of a signalized intersection
- Positioned along a primary east-west thoroughfare (16,392 VPD)
- The median household income within three miles of the property is in excess of \$110,000

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population: Total Households	8,365 3.201	25,787 8,844	79,143 29.453
Med. Household Income:	\$108,188	\$110,908	\$88,437



The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified any of the information contained herein and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.