



Rite Aid - Conneaut Lake, PA

**NET LEASE OPPORTUNITY** 



## Rite Aid - Conneaut Lake, PA

285 Water Street, Conneaut Lake, PA

## **PROPERTY OVERVIEW**

Rite Aid

Price: \$4,334,880 Lease Expiration:

Cap Rate: 7.50% Annual Rent: \$325,116

Building Size: 10,908 SF Lease Type: NNN

Renewal Options: Two 5-Year

Rental Escalations: \$0.50 PSF in each option

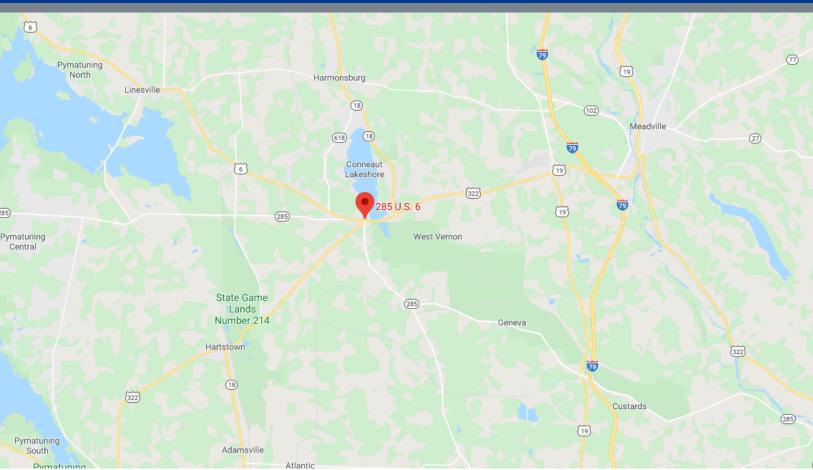
9/23/2027

Tenant:



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## PROPERTY HIGHLIGHTS

- Absolute NNN zero landlord responsibilities
- Located at the corner of a signalized intersection
- Low rent to sales ratio

- Positioned just along a primary east-west thoroughfare (12,000 VPD)
- Above average store sales

## **DEMOGRAPHICS**

	1-MILE	3-MILE	5-MILE
Population:	2,295	4,704	7,384
Total Households	1,023	2,168	3,291
Med. Household Income:	\$56,758	\$52,487	\$52,227



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