



## Rite Aid - Conneaut Lake, PA

285 Water Street, Conneaut Lake, PA

### PROPERTY OVERVIEW

Price: \$4,334,880

Cap Rate: 7.50%

Building Size: 10,908 SF

Tenant: Rite Aid

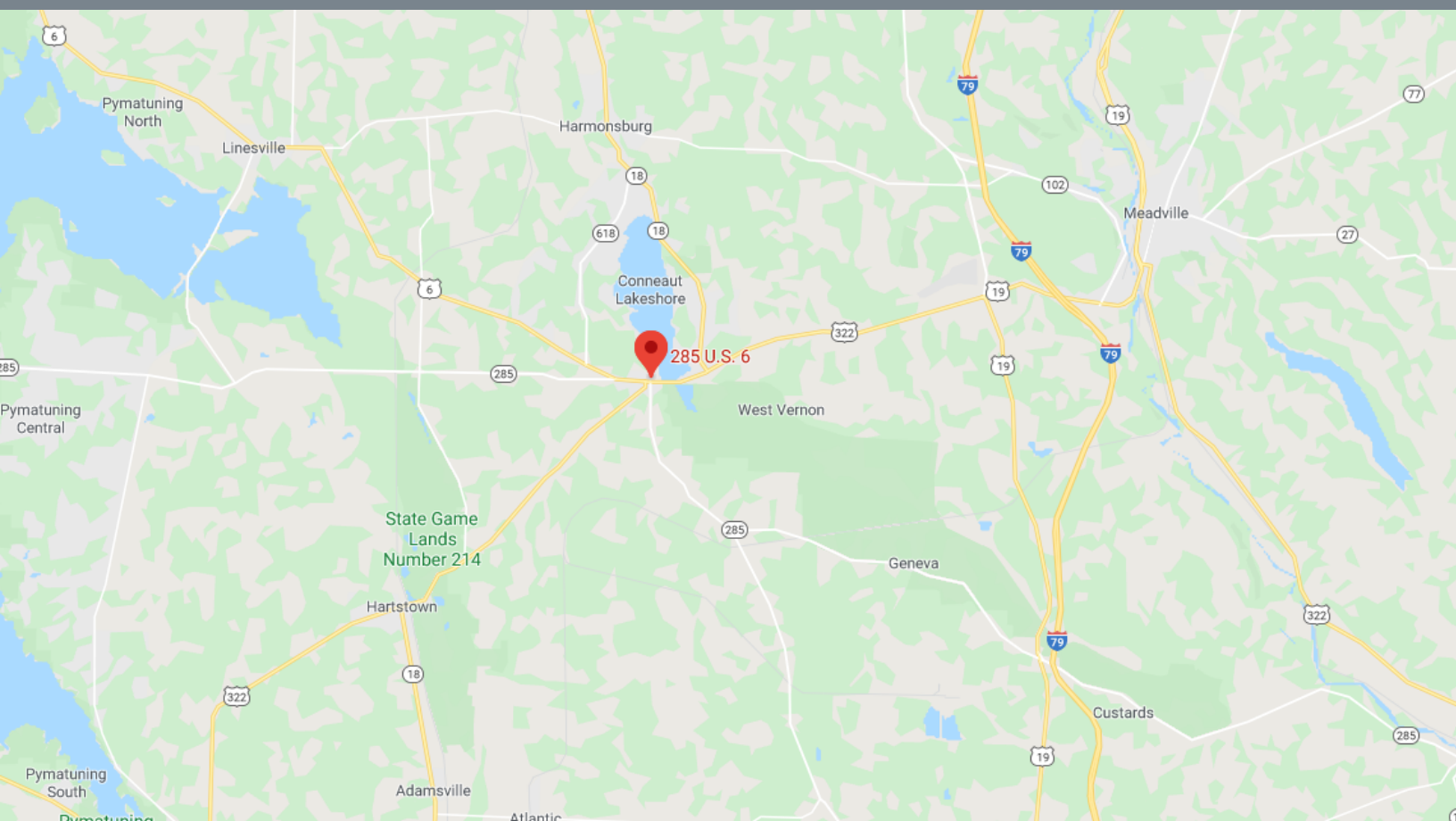
Lease Expiration: 9/23/2027

Annual Rent: \$325,116

Lease Type: NNN

Renewal Options: Two 5-Year

Rental Escalations: \$0.50 PSF in each option



## 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

