



Rite Aid - Cortlandville, NY

1067 State Rte 222, Cortlandville, NY 13045

PROPERTY OVERVIEW

Price: \$3,147,877

Cap Rate: 7.30%

Building Size: 12,738 SF

Tenant: Rite Aid

Rent Commencement: 9/28/1999

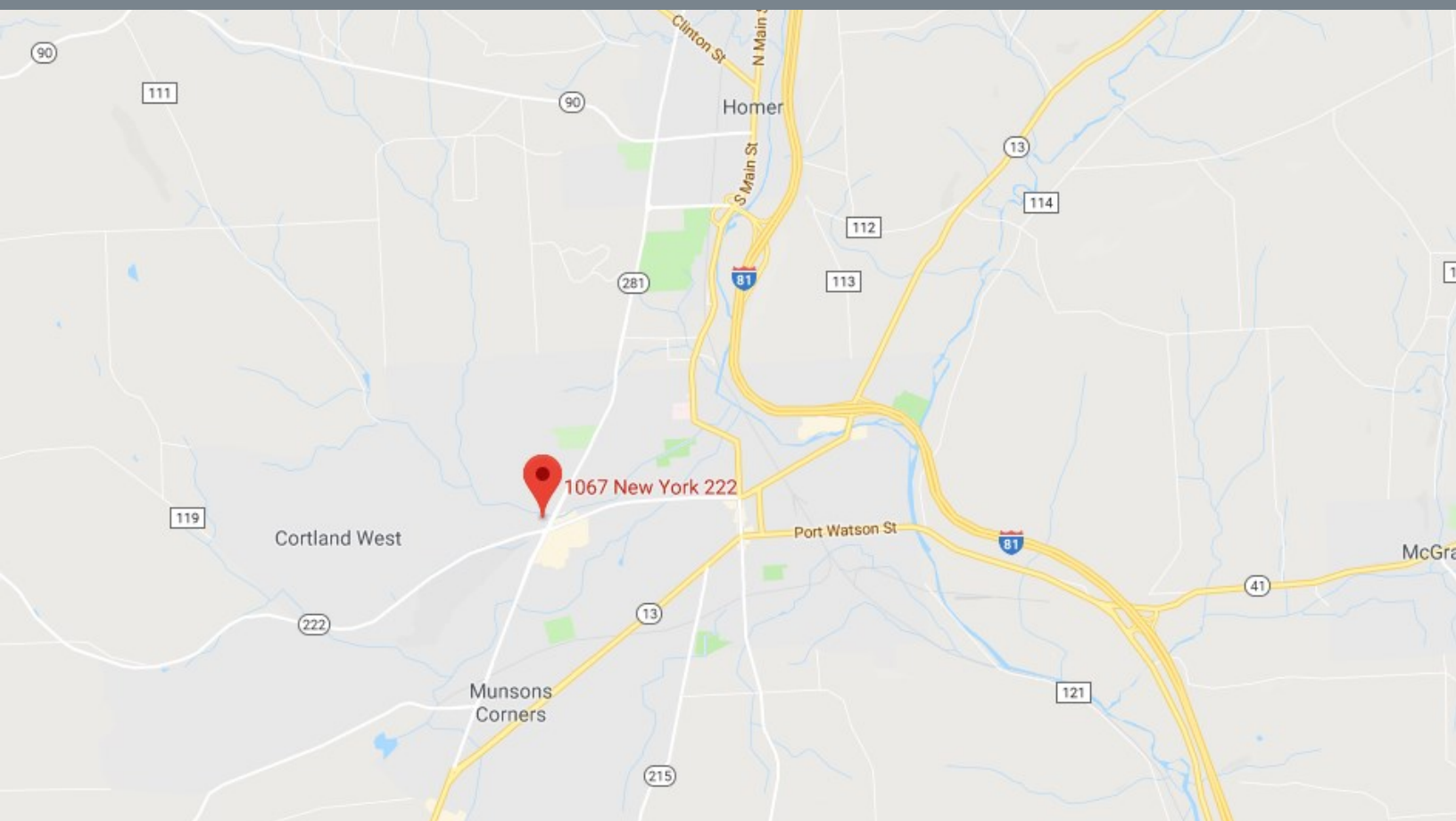
Lease Expiration: 9/27/2028

Annual Rent: \$229,795

Lease Type: NN

Renewal Options: Four 5-Year

Rental Escalations: None



PROPERTY HIGHLIGHTS

- Over 7 years remaining
- Over 42,000 people live within three miles of the property
- Very strong store sales with low rent to sales ratio
- Positioned at the corner of a signalized intersection along a primary north-south thoroughfare (20,763 VPD)
- Located near Guthrie Cortland Medical Center (144 beds)
- Recent 10 year extension illustrating Rite Aid's commitment to the location

DEMOGRAPHICS

| | 1-MILE | 3-MILE | 5-MILE |
|------------------------|----------|----------|----------|
| Population: | 6,621 | 27,766 | 31,055 |
| Total Households | 1,656 | 10,333 | 11,621 |
| Med. Household Income: | \$64,863 | \$47,084 | \$48,511 |

