



Rite Aid - Hubbard, OH

147 West Liberty Street, Hubbard, OH

PROPERTY OVERVIEW

Price: \$2,696,566

Cap Rate: 7.25%

Building Size: 11,325 SF

Tenant: Rite Aid

Lease Expiration: 3/31/2029

Annual Rent: \$195,501

Lease Type: NN

Renewal Options: Five 5-Year

Rental Escalations: \$1 PSF in each option



PROPERTY HIGHLIGHTS

- Positioned along a primary east-west thoroughfare (12,118 VPD)
- Near other retailers including Stop & Shop, PNC and Circle K
- Above average sales at this location and low rent to sales ratio
- Just south of Interstate 80
- Rental escalation in each renewal option

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	6,579	13,556	43,984
Total Households	2,900	5,663	17,300
Med. Household Income:	\$46,250	\$46,088	\$40,225

