

Rite Aid - Hubbard, OH

COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES

NET LEASE OPPORTUNITY



### Rite Aid - Hubbard, OH

147 West Liberty Street, Hubbard, OH

#### **PROPERTY OVERVIEW**

Price:	\$2,696,566	Lease Expiration:	3/31/2029
Cap Rate:	7.25%	Annual Rent:	\$195,501
Building Size:	11,325 SF	Lease Type:	NN
Tenant:	Rite Aid	Renewal Options:	Five 5-Year
		Rental Escalations:	\$1 PSF in each option

www.bouldergroup.com

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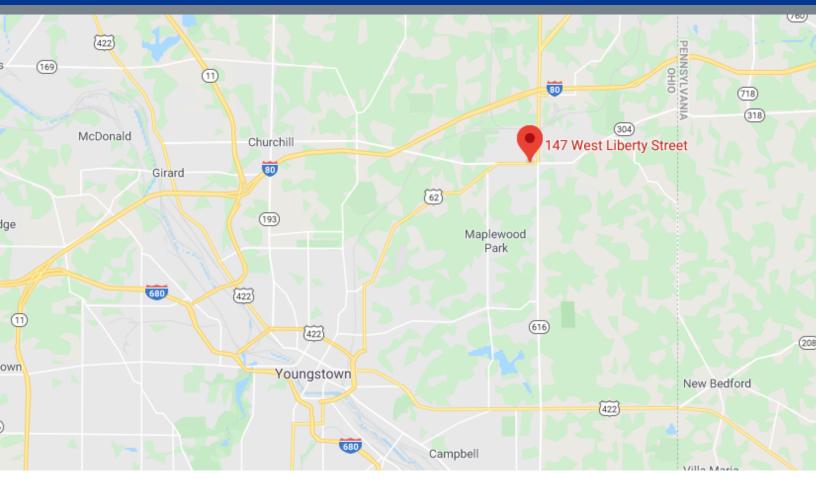


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## **PROPERTY HIGHLIGHTS**

- 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



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