

LEE & ASSOCIATES

Rite Aid - New Castle, PA

COMMERCIAL REAL ESTATE SERVICES

NET LEASE OPPORTUNITY



Rite Aid - New Castle, PA

1730 Wilmington Rd, New Castle, PA

PROPERTY OVERVIEW

Price:	\$2,942,463	Lease Expiration:	4/29/202
Cap Rate:	8.00%	Annual Rent:	\$235,397
Building Size:	12,738 SF	Lease Type:	NN
Tenant:	Rite Aid	Renewal Options:	Four 5-Y
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Lease Expiration:	4/29/2024
Annual Rent:	\$235,397
Lease Type:	NN
Renewal Options:	Four 5-Year
Rental Escalations:	\$0.50 PSF each option

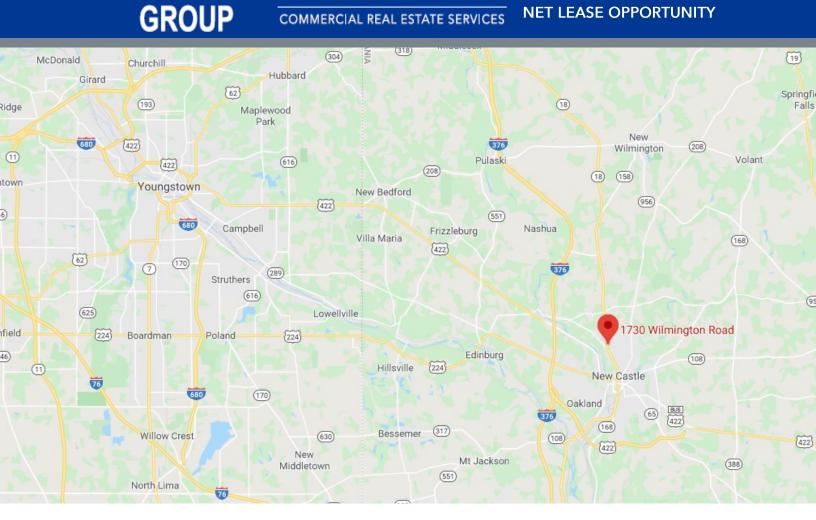
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PROPERTY HIGHLIGHTS

- Located at the corner of a signalized intersection
- Long operating history at the location since 1999
- Positioned just along a primary north-south thoroughfare (15,000 VPD)
- Rental escalation in each option period

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	7,264	34,217	47,739
Total Households Med. Household Income:	3,088 \$51,590	14,458 \$42,267	20,030 \$44,354



The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified any of the information contained herein and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.