

Rite Aid - Pittsburgh, PA

COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES

NET LEASE OPPORTUNITY



Rite Aid - Pittsburgh, PA

2501 Banksville Rd, Pittsburgh, PA

PROPERTY OVERVIEW

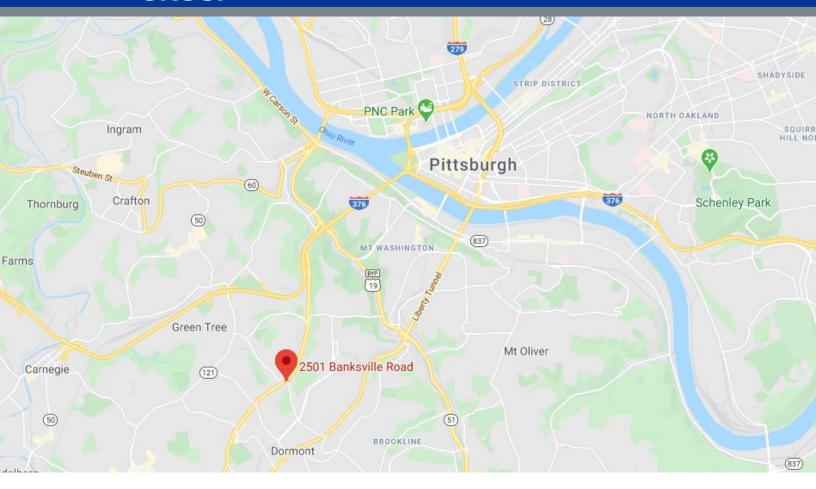
Price:	\$4,026,573	Lease Expiration:	3/28/2027
Cap Rate:	7.50%	Annual Rent:	\$301,993
Building Size:	10,908 SF	Lease Type:	NN
Tenant:	Rite Aid	Renewal Options:	Four 5-Year
		Rental Escalations:	\$0.50 PSF in each option



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PROPERTY HIGHLIGHTS

- Located within the Pittsburgh MSA
- Over 320,000 people live within five miles of the property
- Located at the corner of a signalized intersection
- Positioned along Highway 19 (43,000 VPD)
- Strong store sales with a low rent to sales ratio

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population: Total Households	$18,369 \\ 8.453$	138,787 61,689	322,975 141,457
Med. Household Income:	8,455 \$59,817	\$57,529	\$53,577



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.