



## Rite Aid - Pittsburgh, PA

2501 Banksville Rd, Pittsburgh, PA

### PROPERTY OVERVIEW

Price: \$4,026,573

Cap Rate: 7.50%

Building Size: 10,908 SF

Tenant: Rite Aid

Lease Expiration: 3/28/2027

Annual Rent: \$301,993

Lease Type: NN

Renewal Options: Four 5-Year

Rental Escalations: \$0.50 PSF in each option



## 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:	18,369	138,787	322,975
Total Households	8,453	61,689	141,457
Med. Household Income:	\$59,817	\$57,529	\$53,577

