



Rite Aid - Portage, PA

630 Main St, Portage, PA 15946

PROPERTY OVERVIEW

Price: \$1,978,897

Cap Rate: 7.25%

Building Size: 10,258 SF

Tenant: Rite Aid

Rent Commencement: 11/22/1995

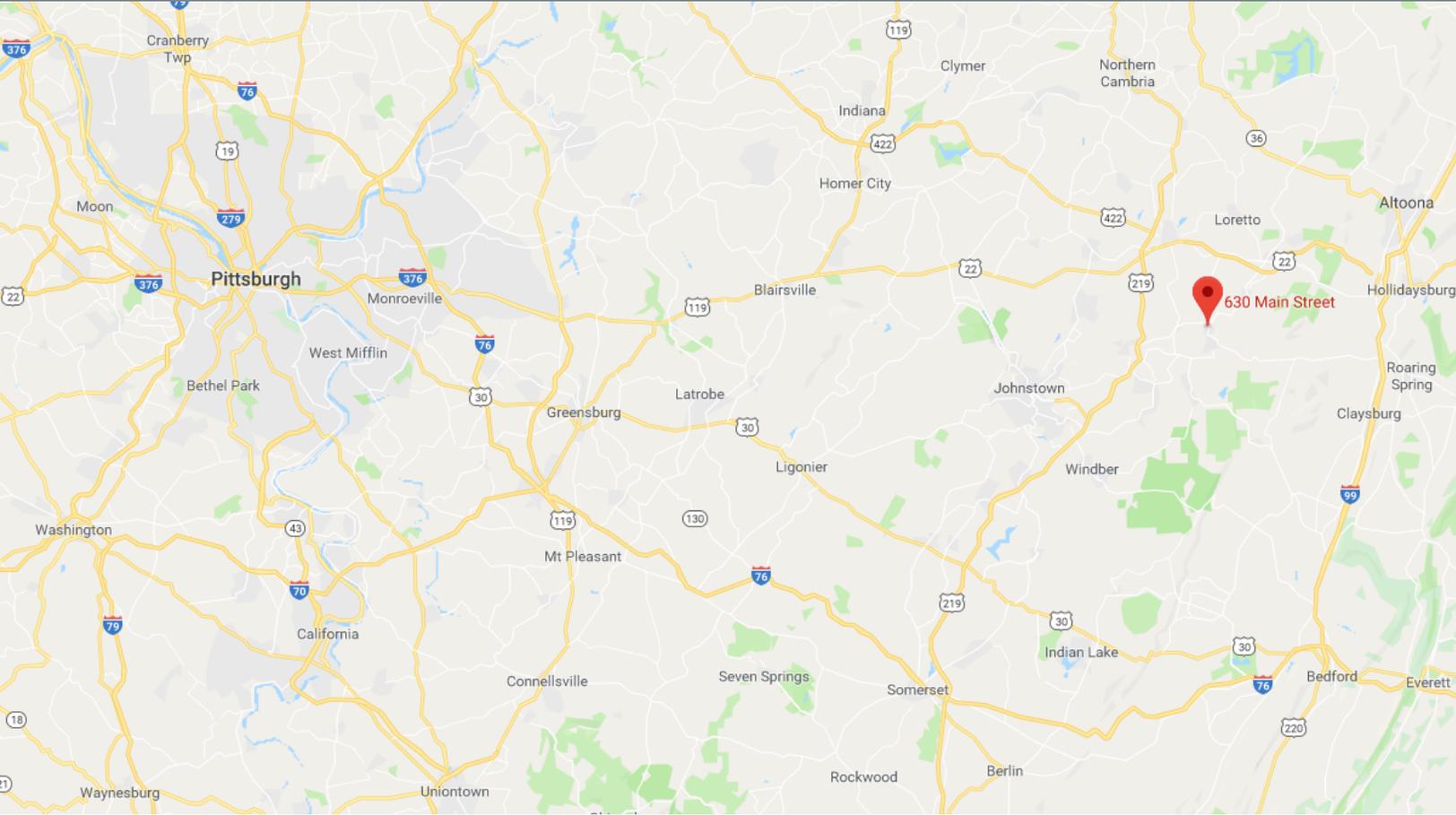
Lease Expiration: 11/12/2026

Annual Rent: \$143,470

Lease Type: NN

Renewal Options: Four 5-Year (Remaining)

Rental Escalations: \$2 PSF in first option & \$1 PSF in options 2-4



PROPERTY HIGHLIGHTS

- Over 7 years remaining
- Limited drug store competition
- Low rent to sales
- Long term operating history at the location since 1995
- Positioned at the corner of a signalized intersection along a primary north-south thoroughfare (8,359 VPD)
- Located near Portage Area Junior-Senior High School
- Low rent for pharmacy

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	3,634	7,071	11,478
Total Households	1,572	2,914	4,642
Med. Household Income:	\$44,415	\$51,008	\$50,885

