



## Rite Aid - Saginaw, MI

806 Gratiot Avenue, Saginaw, MI

### PROPERTY OVERVIEW

Price: \$2,194,942

Cap Rate: 7.75%

Building Size: 11,180 SF

Tenant: Rite Aid

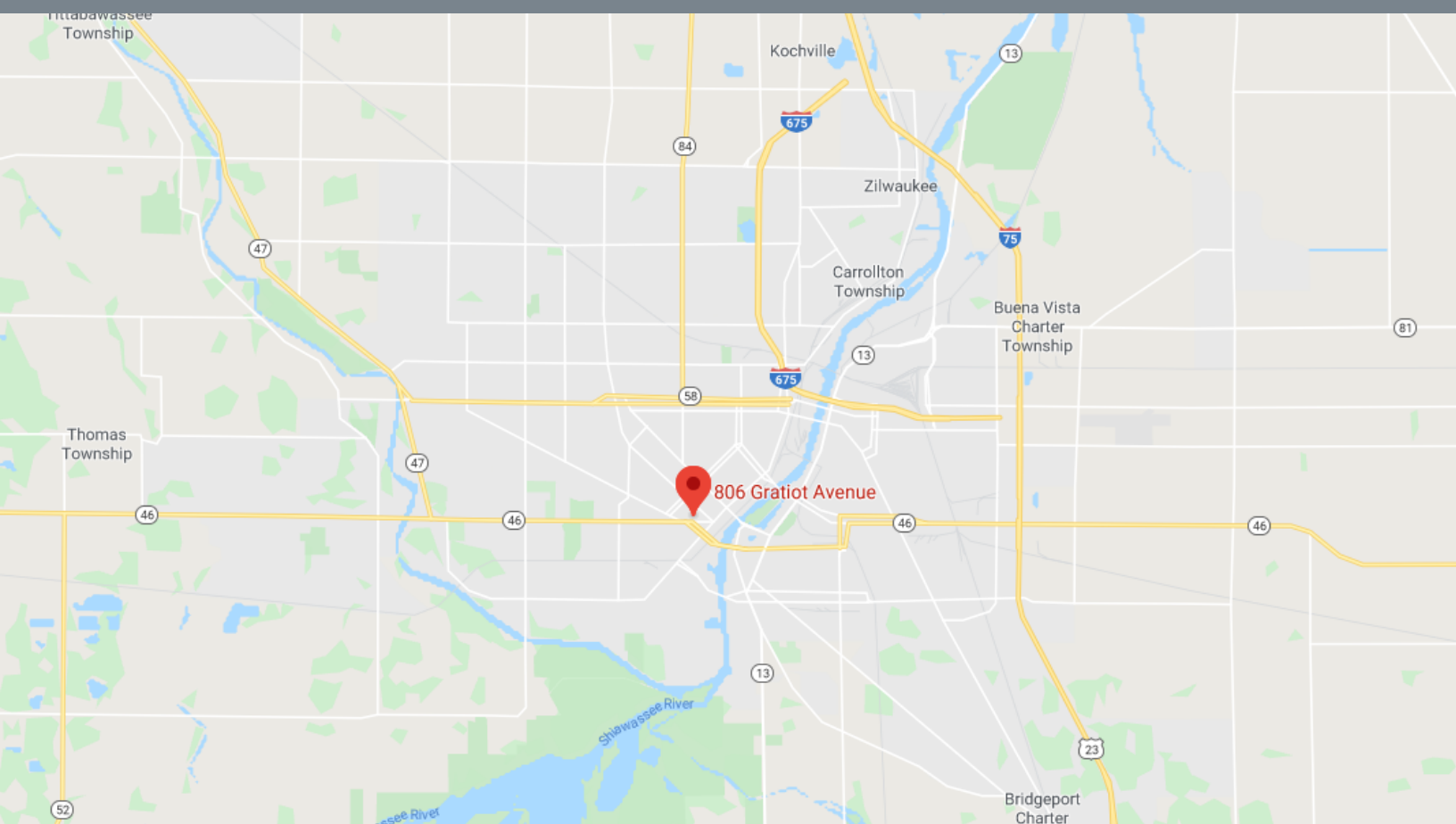
Lease Expiration: 9/24/2027

Annual Rent: \$170,108

Lease Type: NN

Renewal Options: Three 5-Year

Rental Escalations: Option 1: \$16,700 increase  
Options 2 & 3: \$8,385 increase



## PROPERTY HIGHLIGHTS

- 110,819 people live within five miles of the property
- Long operating history at this location since 1997
- Positioned just along a primary east-west thoroughfare (18,436 VPD)
- Low rent to sales ratio
- Low rent for a single tenant drug store

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	11,736	66,207	110,819
Total Households	4,411	26,475	45,184
Med. Household Income:	\$33,269	\$37,040	\$38,495

