



Rite Aid - Tallmadge, OH

NET LEASE OPPORTUNITY



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45 East Ave, Tallmadge, OH

PROPERTY OVERVIEW

Rite Aid

Price: \$5,503,290 Lease Expiration: 1/31/2028

Cap Rate: 7.75% Annual Rent: \$426,505

Building Size: 14,564 SF Lease Type: NN

Renewal Options: Six 5-Year

Rental Escalations: \$1.00 PSF in each option

Tenant:



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PROPERTY HIGHLIGHTS

- Located within the Akron MSA
- 189,871 people live within five miles of the property
- Above average store sales
- Located near the Tallmadge Town Square Historic District
- Positioned just off of North AVE, along a primary north-south thoroughfare (23,246 VPD)
- Located near other retailers including Giant Eagle Supermarket, PNC, Sam's Club, Dick's Sport Goods and Target
- Rental escalations in each renewal option

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	5,701	57,962	189,871
Total Households	2,442	25,052	79,576
Med. Household Income:	\$57,680	\$49,221	\$45,099



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