



## Rite Aid - West Chester, PA

1307 Phoenixville Pike, West Chester, PA

### PROPERTY OVERVIEW

Price: \$5,501,658

Cap Rate: 7.60%

Building Size: 11,153 SF

Tenant: Rite Aid

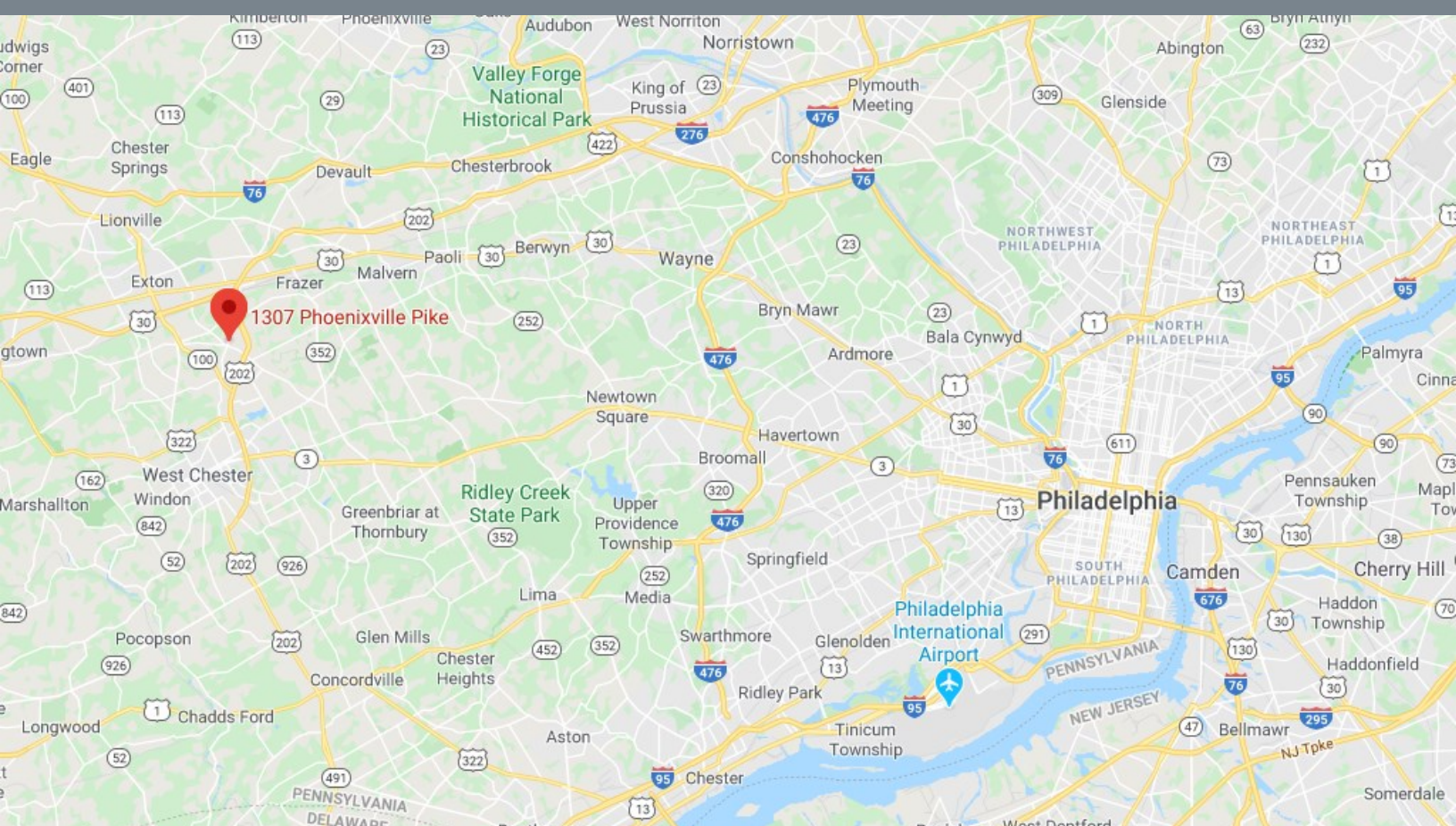
Lease Expiration: 5/31/2027

Annual Rent: \$418,126

Lease Type: NN

Renewal Options: Six 5-Year

Rental Escalations: \$10,000 in each option



## PROPERTY HIGHLIGHTS

- Located within the Philadelphia MSA
- Located at the corner of a signalized intersection
- The median household income within three miles of the property is in excess of \$100,000
- Positioned just along a primary east-west thoroughfare (15,000 VPD)
- Over 130,000 people live within five miles of the property
- Strong store sales
- Rental escalation in each option

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	6,951	46,106	131,024
Total Households	2,422	17,068	49,924
Med. Household Income:	\$112,835	\$102,455	\$93,171

