

Rite Aid - West Chester, PA

COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES

NET LEASE OPPORTUNITY



Rite Aid - West Chester, PA

1307 Phoenixville Pike, West Chester, PA

PROPERTY OVERVIEW

Price:	\$5,501,658	Lease Expiration:	5/31/2027
Cap Rate:	7.60%	Annual Rent:	\$418,126
Building Size:	11,153 SF	Lease Type:	NN
Tenant:	Rite Aid	Renewal Options:	Six 5-Year
		Rental Escalations:	\$10,000 in each option

www.bouldergroup.com

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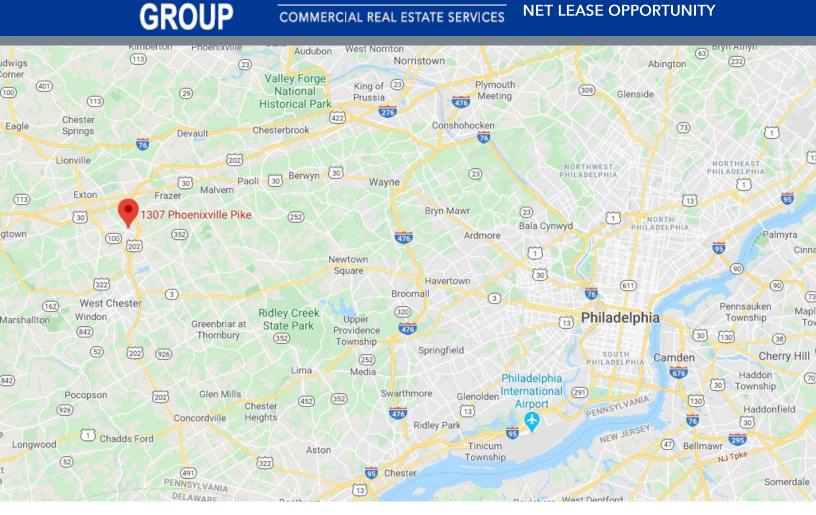
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PROPERTY HIGHLIGHTS

- 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



The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified any of the information contained herein and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.