



1 East High Street | Union City | PA



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Table of Contents

■ 3	Investment Overview
■ 4	Offering Summary
■ 5	Property Maps
■ 6	Tenant Overview
■ 7	Demographics
■ 8-12	Property Images
■ 13	Disclaimer

Investment Contacts

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Passive Income - Over 7 Years Remaining on this NN Lease with Minimal Landlord Responsibilities.



Strategic Location- Situated Just 20-Miles South of Erie, PA and 15-Miles to the Pennsylvania/New York State Border.



Strong Traffic Counts - Situated at the Heavily Trafficked Signalized Intersection of High Street and Main Street with a Combined Traffic Count of Nearly 19,000 Vehicles Per Day.



No Competition- Site Benefits from Being the Only National Drug Store Retailer Located in Union City and One of Only Two Pharmacies in Town.



Strong Demographics - Average Household Income within a 5-Mile Radius Exceeds \$60,000, 3-Mile \$56,000 and 1-Mile \$51,000.



Excellent Real Estate Fundamentals - Located in the Center of Town and Surrounded by McDonald's, Tops, Pizza Hut, Corry Federal Credit Union, and Molded Fiber Glass.



Corporate Guarantee - Lease Corporately Guaranteed by Rite Aid, the 3rd Largest Retail Pharmacy, Health and Daily Living Destination in the U.S.



Offering Summary



Price	\$1,684,750	Cap Rate	7.30%
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Lease Abstract



Tenant	Rite Aid	NOI	\$122,986
Lease Type	NN	Years Remaining	7 + Years
Roof & Structure	Landlord	Renewal Options	3, 5-Year
Lease Commence-	November 25, 1998	Rent Increases	In Options
Lease Expiration	May 31, 2028	Guarantor	Corporate

Property Details

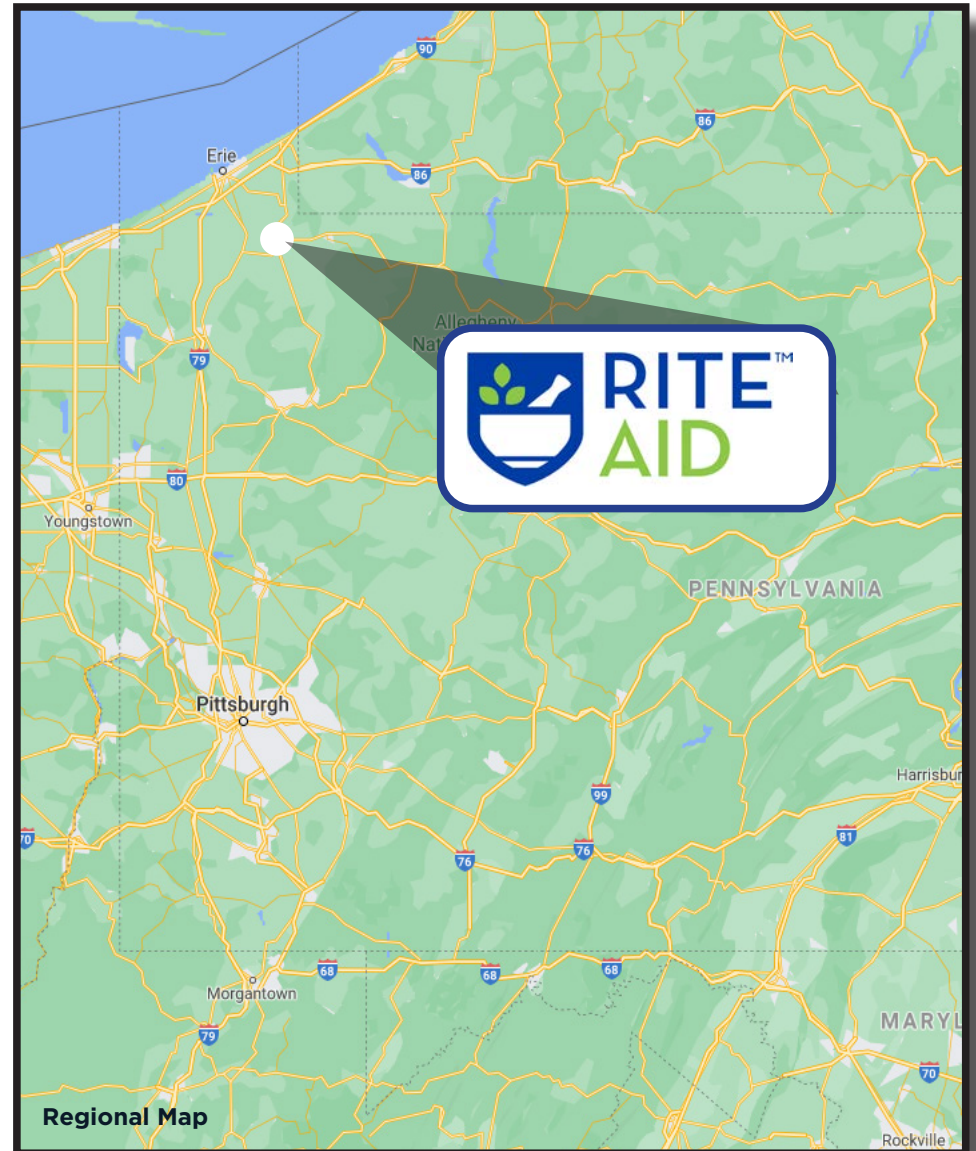


Address	1 E High Street	Drive-thru	No
City, State, Zip	Union City, PA 16438	24-Hours	No
Gross Leaseable	6,779	Year Built	1998
Lot Size	1.01 Acres	Parking Spaces	20 +/-
Tax ID Number	41-006-013.0-029, 028 & 27	Taffic Count	5,188 on E High Street 13,562 on N Main Street
Zoning	Commercial		



1 E HIGH STREET | UNION CITY | PA

Property Maps





1 E HIGH STREET | UNION CITY | PA

Tenant Overview



Rite Aid Corporation (NYSE: RAD) is the third largest retail drug store chain in the United States based on both revenues and number of stores. With approximately 2,469 stores in 18 states and the District of Columbia, Rite Aid has a strong presence on both the East and West Coasts.

In early 2020, Rite Aid announced a revolutionary overhaul of the pharmacy giant which includes introduction of new merchandising, implementation of cutting-edge workflow practices, re-engineering of pharmacy team engagement, workspace improvements, and state-of-the-art technological/digital upgrades. As part of its new initiatives, Rite Aid also unveiled fresh new branding and a visionary remodeling of store interiors which accommodates the latest trends in both retail and health care services. Rite Aid's projected \$700 million investment over the next 24 months will strengthen its standing as a market leader and position it for success for decades to come.



Rite Aid | Corporate Overview

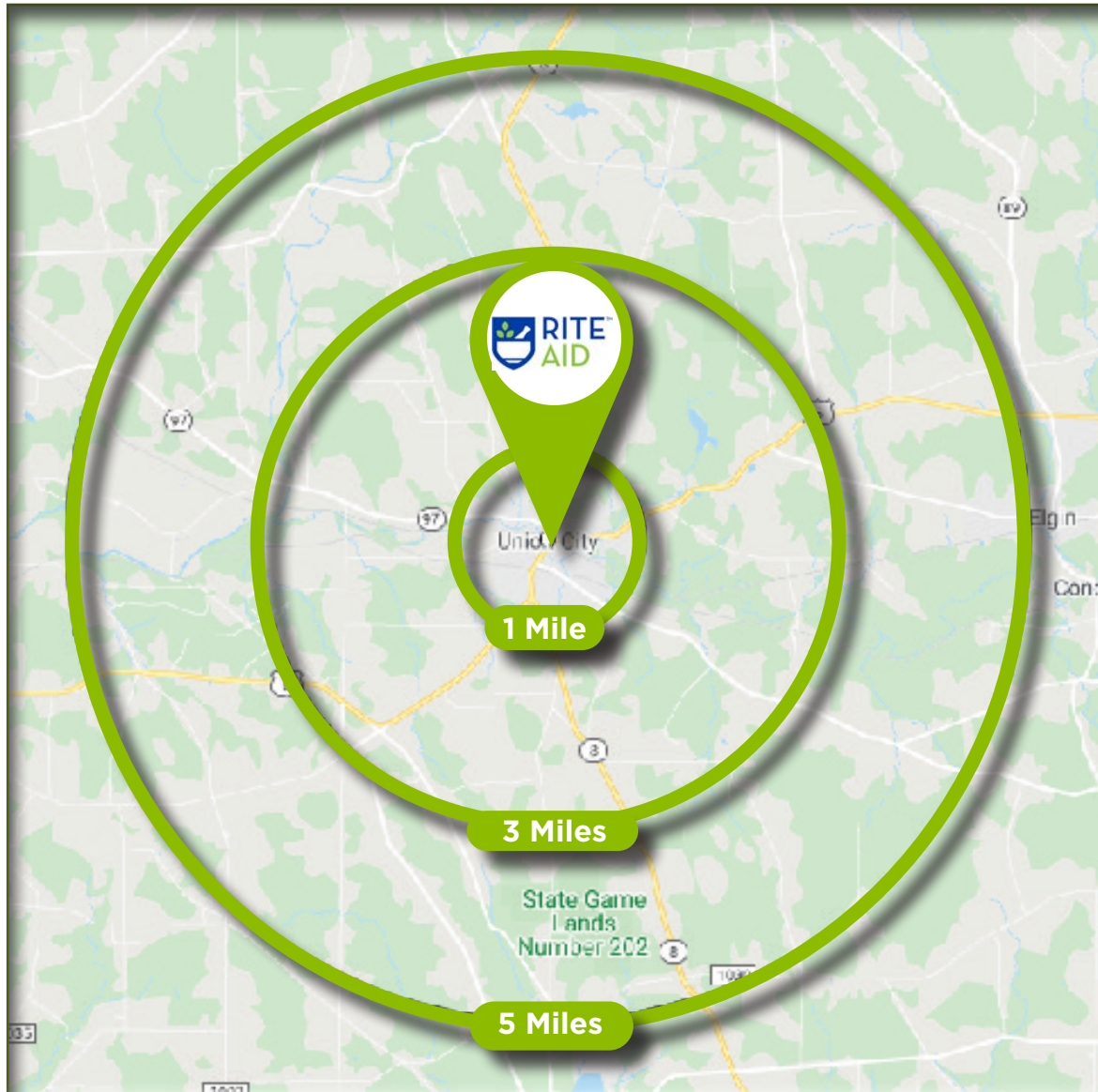
www.riteaid.com




Company Type	Public NYSE: RAD
Employees (2020)	29,840
Revenue (2020)	\$21.93 Billion
Assets (2020)	\$9.45 Billion
Equity (2020)	\$674.53 Million
Credit Rating	CCC+
Headquarters	Camp Hill, PA



1 E HIGH STREET | UNION CITY | PA

Demographic Overview



	1 Mile	3 Miles	5 Miles
 POPULATION			
2025 Projection	3,160	4,401	6,337
2020 Estimate	3,224	4,462	6,355
 INCOME			
Average	\$51,302	\$56,599	\$60,098
Median	\$42,535	\$48,787	\$52,627
Per Capita	\$19,963	\$21,932	\$22,541
 HOUSEHOLD			
2025 Projection	1,227	1,707	2,381
2020 Estimate	1,252	1,727	2,381











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