

EQUITY RETAIL BROKERS



RITE AID

4400 Pennell Road, Aston, Delaware County, PA 19014



OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

Equity Retail Brokers is pleased to exclusively offer for sale to qualified investors the opportunity to the fee simple interest in a Rite Aid located in Aston, PA. The tenant, Rite Aid, is an “essential services” businesses with continued strong performance in 2020. Rite Aid has approximately 2,464 locations across 19 states has annual revenue over \$21.5 billion.

The subject property features a recently executed 5-year lease extension. Rite Aid has operated at this location since 1998 and has shown their commitment to the site by recently extending the lease. Rite Aid is subject to an absolute NNN “bond” lease with no landlord responsibilities.

The subject property is located on Pennell Road, a main thoroughfare of Aston, which leads directly to I-95 (located approximately 1-mile from the subject property). The property is located at a signalized intersection with excellent visibility from the 21,000+ vehicles per day that pass the intersection. Surrounding retail includes Giant, Big Lots, CVS, Burger King, Walgreens, Planet Fitness, Wawa, and many more.

Aston is a town located in Delaware County, Pennsylvania and is approximately 15 miles from Center City Philadelphia.

DEMOGRAPHICS

2020	1-MILE	3-MILE	5-MILE
Estimated Population (Projected 2025)	9,171 (9,234)	85,493 (87,241)	185,581 (189,047)
Estimated Average HH Income (Projected 2025)	\$105,246 (\$132,105)	\$89,497 (\$111,527)	\$96,835 (\$118,915)
Total Employees	4,250	26,408	67,730

Demographic Source: Applied Geographic Solutions 2020

INVESTMENT HIGHLIGHTS

ESSENTIAL SERVICES TENANT WITH STABLE INCOME:



Number of Locations:
2464 Locations



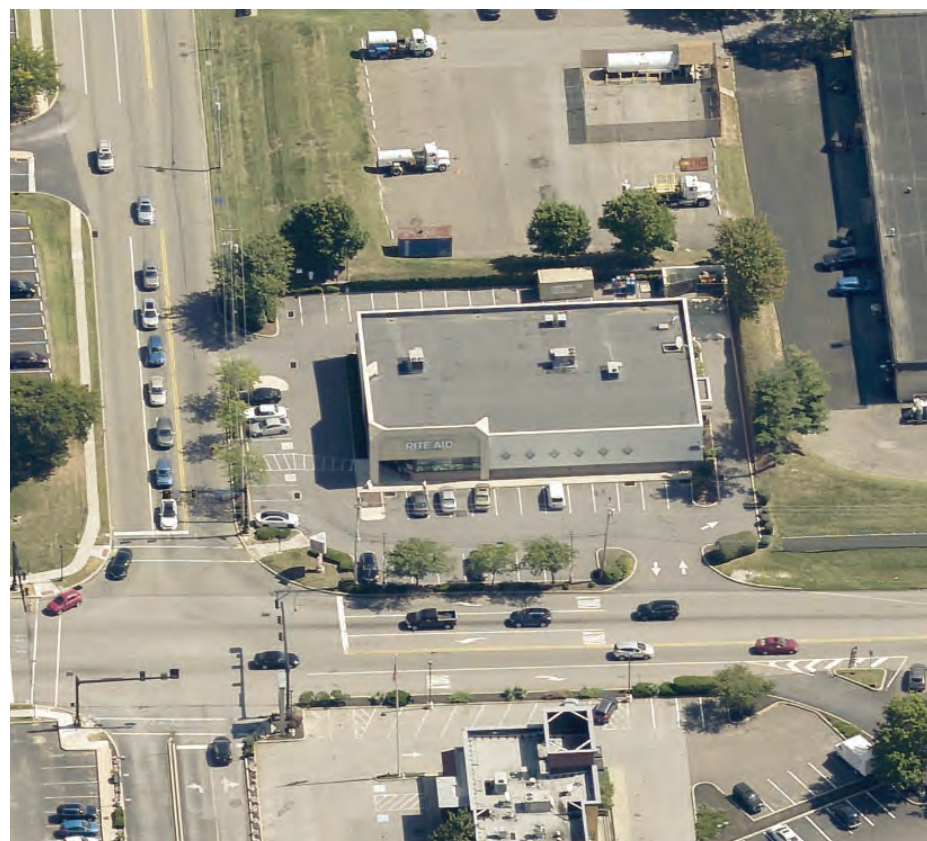
Number of States:
19



Annual Revenue:
\$21.5+ billion



Guarantor:
Corporate



This report and any attachments to it contain information from Equity Retail Brokers, Inc. which is confidential and privileged. Some information may have been obtained from sources considered to be reliable, but Equity Retail Brokers, Inc. makes no representations and/or warranties, expressed or implied, as to the accuracy of the information. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility. Equity Retail Brokers, Inc is licensed in PA, NJ, & DE.

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PRICING SUMMARY

price
\$2,618,880

CAP rate
7.50%

NOI
\$196,416

lease type
Absolute NNN

PROPERTY & LEASE SUMMARY

Address	4400 Pennell Road, Aston, PA 19014
Asking Price	\$2,618,880
Cap Rate	7.50%
NOI	\$196,413
Lease Commencement	8/28/1998
Lease Expiration	9/1/2025
Options	Just Renewed 1st Option One Additional 5-Year Option
Rental Increases	No Increase In Option
Right of First Refusal	Yes - 20 Days
Lease Type	Absolute NNN
Landlord Responsibilities	None
Site Size	0.9056 AC
Building Size	9,804 Sq. Ft.
Drive-Thru	Yes
Parking Spaces	±46 Spaces



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RITE AID SUMMARY

Rite Aid Corporation is a drugstore chain in the United States and a Fortune 500 company. It is headquartered in Camp Hill, East Pennsboro Township, Cumberland County, Pennsylvania, near Harrisburg. Rite Aid is the largest drugstore chain on the East Coast and the third largest in the U.S.



Rite Aid began in 1962, opening its first store in Scranton, Pennsylvania; it was called Thrift D Discount Center. After several years of growth, Rite Aid adopted its current name and debuted as a public company in 1968. As of 2017, Rite Aid is publicly traded on the New York Stock Exchange under the symbol RAD. Its major competitors are CVS and Walgreens. In late 2015, Walgreens announced that it would acquire Rite Aid for \$9.4 billion pending approval. However, on June 29, 2017, over fear of antitrust regulations, Walgreens Boots Alliance announced it would buy roughly half of Rite Aid's stores for \$5.18 billion. On September 19, 2017, the Federal Trade Commission (FTC) approved a fourth deal agreement to purchase Rite Aid with 1,932 stores for \$4.38 billion total.



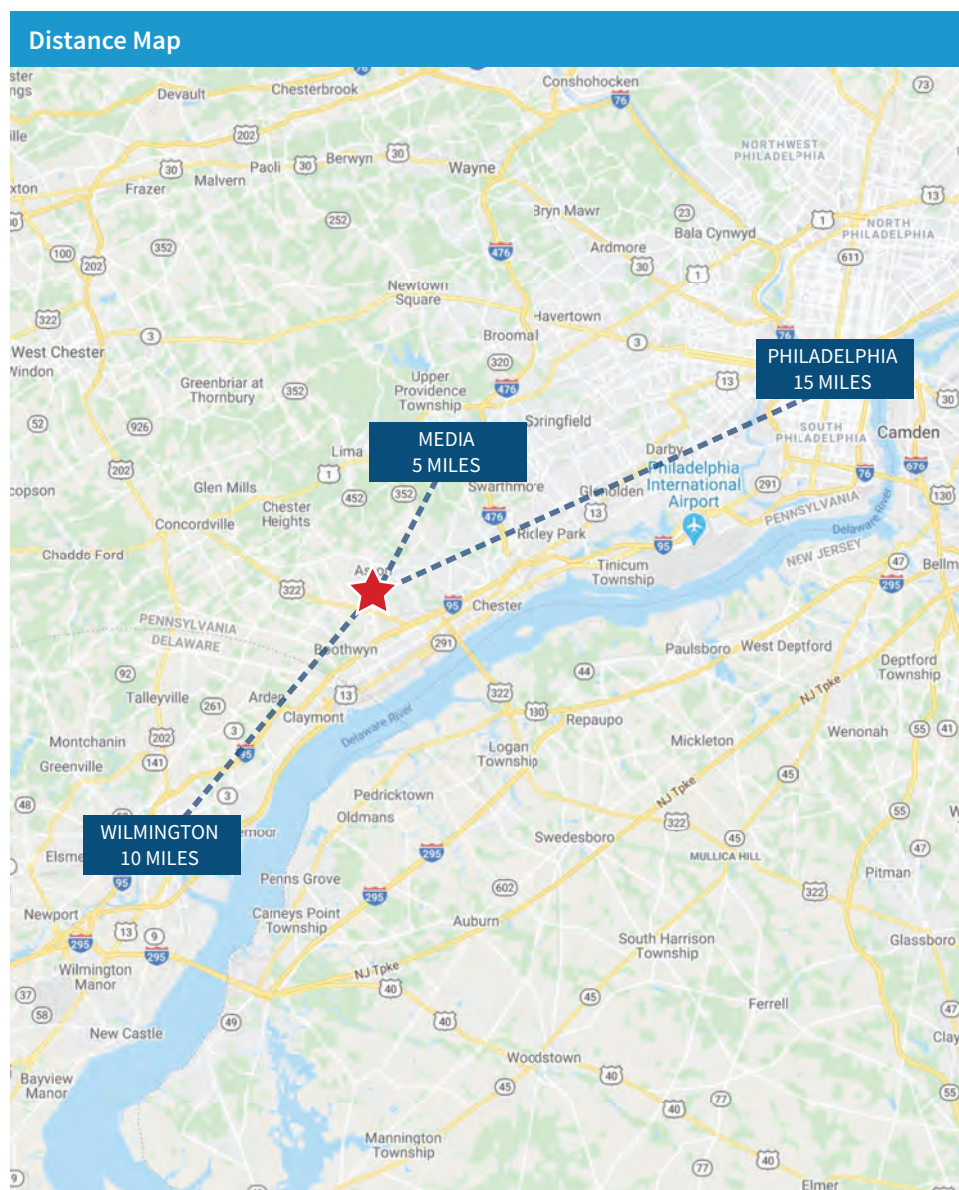
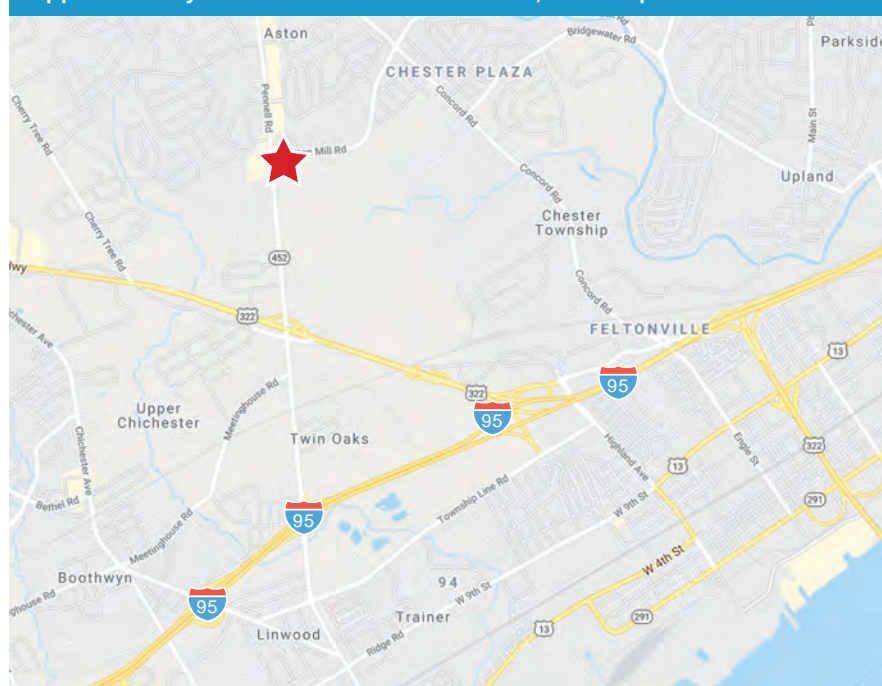
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THE SITE

The subject property is conveniently located at the signalized intersection of Pennell Road and Dutton Mill Road, approximately 1-mile from the I-95 entrance/exit ramp. Pennell Road is a main thoroughfare between I-95 and Media, the Delaware County Seat.

The location is surrounded by a dense population, with over 9,170 people within 1-mile and household incomes that exceed \$105,240 within 1-mile. Many national and regional retailers are surrounding the site – these include Wawa, Planet Fitness, CVS, Burger King, Giant, and many more.

Approximately 1-mile from the I-95 entrance/exit ramp



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MARKET AERIAL

Rite Aid | 4400 Pennell Rd, Aston, PA



DUNKIN'

452

13,159 ADT

Walgreens

Concord Road

ZACS

DQ

STATE FARM
INSURANCE

TD Bank

ATI american family care
URGENT CARE

CVS

BURGER KING

Ritas

SEASONS PIZZA

Pennell Road

452

21,551 ADT

Village Green SC

FAMILY DOLLAR FINE WINE & GOOD SPIRITS
BIG LOTS! Great Clips PrimoHoagies

Knowlton Rd

DOLLAR TREE

WELLS FARGO

GIANT

GIANT GASOLINE

KinderCare
LEARNING CENTERS

Wawa

Bryn Mawr Trust

Valley View

planet fitness

CONCORD
EST. 1988 & SURPLUS
For Everything But The Moon

ups

LabCorp
SHARON SAVINGS BANK

ICEWORKS

Sun East
Federal Credit Union

10,904 ADT

Retro Fitness

Applebee's
GRILL & BAR

SITE
RITE AID



DEMOGRAPHIC SUMMARY

2000-2010 Census, 2020 Estimates with 2025 Projections
Calculated using Weighted Block Centroid from Block Groups

1007 N Pearl St, Upper Deerfield Township, NJ 08302		1 Mile Radius	3 Mile Radius	5 Mile Radius
POPULATION	2020 Estimated Population	9,171	85,493	185,581
	2025 Projected Population	9,234	87,241	189,047
	2010 Census Population	9,077	85,084	181,806
	2000 Census Population	9,751	85,543	182,223
	Projected Annual Growth 2020 to 2025	0.1%	0.4%	0.4%
	Historical Annual Growth 2000 to 2020	-0.3%	-	-
HOUSEHOLDS	2020 Median Age	42.1	38.6	39.7
	2020 Estimated Households	3,650	33,812	73,439
	2025 Projected Households	3,668	34,399	74,664
	2010 Census Households	3,489	32,538	69,211
	2000 Census Households	3,640	32,249	68,652
	Projected Annual Growth 2020 to 2025	-	0.3%	0.3%
RACE & ETHNICITY	Historical Annual Growth 2000 to 2020	-	0.2%	0.3%
	2020 Estimated White	85.5%	65.2%	65.5%
	2020 Estimated Black or African American	9.1%	27.9%	25.8%
	2020 Estimated Asian or Pacific Islander	2.8%	3.1%	4.4%
	2020 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
	2020 Estimated Other Races	2.5%	3.6%	4.1%
INCOME	2020 Estimated Hispanic	3.1%	4.6%	5.1%
	2020 Estimated Average Household Income	\$105,246	\$89,497	\$96,835
	2020 Estimated Median Household Income	\$85,881	\$69,549	\$75,810
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$41,902	\$35,544	\$38,717
	2020 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.6%	2.4%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.7%	6.2%	5.4%
	2020 Estimated High School Graduate	37.1%	38.2%	33.1%
	2020 Estimated Some College	18.8%	17.9%	17.0%
	2020 Estimated Associates Degree Only	9.7%	8.3%	7.6%
	2020 Estimated Bachelors Degree Only	17.5%	16.6%	19.6%
BUSINESSES	2020 Estimated Graduate Degree	9.1%	10.2%	15.1%
	2020 Estimated Total Businesses	456	2,542	6,593
	2020 Estimated Total Employees	4,250	26,408	67,730
	2020 Estimated Employee Population per Business	9.3	10.4	10.3
	2020 Estimated Residential Population per Business	20.1	33.6	28.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

CONFIDENTIALITY STATEMENT | DISCLAIMER**4400 Pennell Road, Aston, PA 19014**

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the subject property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Equity Retail Brokers.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Equity Retail brokers or the Seller. Neither Equity Retail Brokers nor the Seller have verified, and will not verify, any of the information contained herein, nor has Equity Retail Brokers or the Seller conducted any investigation regarding the information contained herein. Neither Equity Retail Brokers nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this or any other confidential information, written or verbal, from Equity Retail Brokers or the Seller. This Confidential Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and other as deemed necessary relative to a purchase of this property. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility.

The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Equity Retail Brokers reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Equity Retail Brokers or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at its own risk.

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AGENTS

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