

COMMERCIAL REAL ESTATE SERVICES

Rite Aid - Ashtabula, OH

NET LEASE OPPORTUNITY



Rite Aid - Ashtabula, OH

1115 W Prospect Ave, Ashtabula, OH 44004

PROPERTY OVERVIEW

Price:	\$1,562,500	Rent Commencement:	7/29/1996
Cap Rate:	8.00%	Lease Expiration:	7/28/2026
Building Size:	11,325 SF	Annual Rent:	\$125,000
Tenant:	Rite Aid	Lease Type:	NN
		Renewal Options:	Five 5-Year
		Rental Escalations:	\$11,251 Increase in 1st option, \$11,325 in

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options 2-5

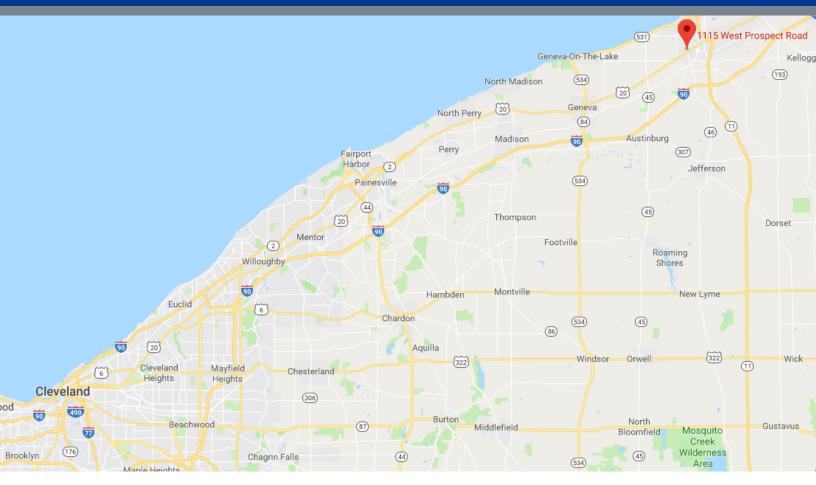
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PROPERTY HIGHLIGHTS

- Low rent to sales ratio
- Over 27,000 people live within three miles of the property
- Rite Aid recently extended their lease through July 2026
- Positioned at the corner of a signalized intersection along a primary east -west thoroughfare (13,792 VPD)
- Long operating history dating to 1996

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	8,528	27,121	30,369
Total Households	3,389	11,186	12,493
Med. Household Income:	\$20,914	\$33,559	\$36,132



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.