

# SINGLE TENANT ABSOLUTE NNN

2015 High-Quality Brick Construction



W/ Drive-Thru Pharmacy



1458 MT. PLEASANT ROAD  
**CHESAPEAKE VIRGINIA**

ACTUAL SITE

 **SRS**  
NATIONAL NET LEASE GROUP





EXCLUSIVELY MARKETING BY

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## INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, corporate guaranteed, drive-thru equipped, Rite Aid investment property located in Chesapeake, Virginia. The tenant, Rite Aid, has approximately 15.5 years remaining in their initial term with 6 (5-year) options to extend, demonstrating their long-term commitment to the site. The lease features a 5% rental increase in 2026 and a 7% increase at the beginning of the first option and every 10 years thereafter, growing NOI and hedging against inflation. The lease is corporate guaranteed and is absolute NNN with zero landlord responsibilities, making it an ideal, management-free investment opportunity for a passive investor. Headquartered in Camp Hill, Pennsylvania, Rite Aid currently operates 2,418 locations across 17 states, becoming the largest drugstore chain on the East Coast and third largest in the United States.

Rite Aid is strategically located at the signalized, hard corner intersection of Mt. Pleasant Road and Centerville Turnpike S, averaging a combined 29,100 vehicles passing by daily. The building is equipped with a drive-thru pharmacy, providing ease and convenience for customers. On average, stores with drive-thrus experience higher sales than those without. The site features two monument signs, creating excellent visibility along both cross-streets. The asset is ideally situated as an outparcel to Mt. Pleasant Marketplace, a 100,000+ SF shopping center anchored by Kroger. The marketplace serves the rapidly growing population of southern Chesapeake, with several new, high-end residential communities surrounding the shopping center. Mt. Pleasant Road is the primary retail thoroughfare serving the immediate area, with other national/credit tenants including Food Lion, Tractor Supply Co., Kroger, 7-Eleven, McDonald's, AutoZone Auto Parts, and more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for the site. The 5-mile trade area is supported by more than 119,000 residents and 48,000 daytime employees. Residents within 3 miles of the subject property boast an affluent average household income of \$131,000.





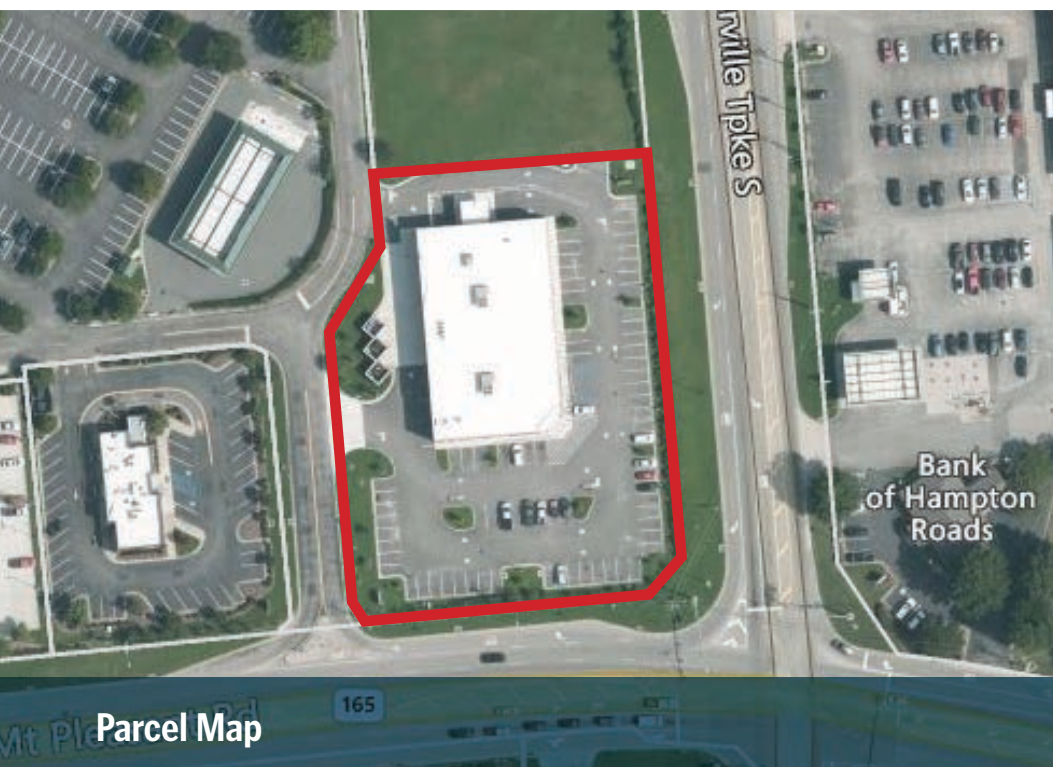
## PROPERTY PHOTOS







## OFFERING SUMMARY



Parcel Map

## Offering

PRICING	\$5,282,000
NET OPERATING INCOME	\$316,940
CAP RATE	6.00%
GUARANTY	Corporate
TENANT	Rite Aid
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None
SALES REPORTING	No

## Property Specifications

RENTABLE AREA	14,578 SF
LAND AREA	1.71 Acres
PROPERTY ADDRESS	1458 Mt. Pleasant Road Chesapeake, VA 23322
YEAR BUILT	2015
PARCEL NUMBER	0490000001670
OWNERSHIP	Fee Simple (Land & Building)





## INVESTMENT HIGHLIGHTS



### **15.5 Years Remaining | Corporate Guaranteed | Scheduled Rental Increases | Successful Drugstore Chain**

- Corporate guaranteed lease
- 2015 high-quality brick construction
- The tenant has approximately 15.5 years remaining in their initial term with 6 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features a 5% rental increase in 2026 and a 7% increase at the beginning of the first option and every 10 years thereafter, growing NOI and hedging against inflation
- Headquartered in Camp Hill, Pennsylvania, Rite Aid currently operates 2,418 locations across 17 states, becoming the largest drugstore chain on the East Coast and third largest in the United States

### **Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities**

- Tenant pays for CAM, taxes, and insurance
- No landlord responsibilities

### **Outparcel to Mt. Pleasant Marketplace | Excellent Visibility | Strong National/Credit Tenants**

- Located at the signalized, hard corner intersection of Mt. Pleasant Rd. and Centerville Turnpike S, averaging a combined 29,100 VPD
- The site is ideally situated as an outparcel to Mt. Pleasant Marketplace, a 100,000+ SF shopping center anchored by Kroger
- Nearby national/credit tenants include Food Lion, Tractor Supply Co., Kroger, 7-Eleven, McDonald's, AutoZone Auto Parts, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for the site

### **Strong Demographics in 5-Mile Trade Area**

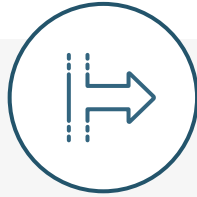
- More than 119,000 residents and 48,000 employees support the trade area
- Residents within 3 miles of the subject property boast an affluent average household income of \$131,000





## Location

Located in  
Chesapeake, Virginia



## Access

Mt. Pleasant Road/  
State Highway 165  
1 Access Point



## Traffic Counts

Mt. Pleasant Road/  
State Highway 165  
20,000 Cars Per Day

State Highway 168  
76,000 Cars Per Day



## Improvements

There is approximately 14,578 SF  
of existing building area



## Parking

There are approximately  
71 parking spaces  
on the owned parcel.  
The parking ratio is  
approximately 4.87 stalls per  
1,000 SF of leasable area.



## Parcel

Parcel Number: 0490000001670  
Acres: 1.71  
Square Feet: 74,313 SF



## Year Built

2015



## Zoning

Commercial





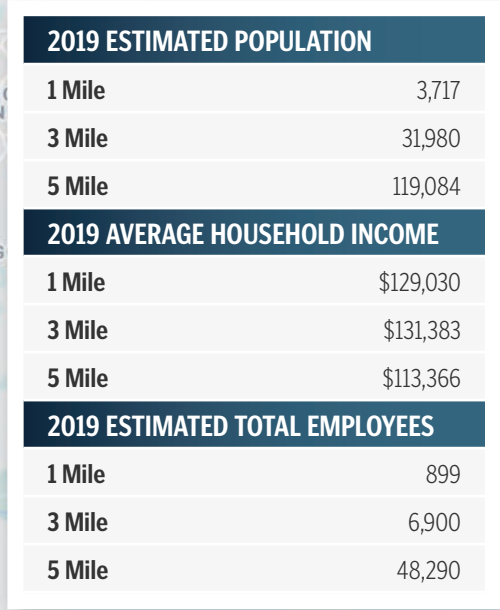
















## Chesapeake, Virginia

Chesapeake, VA, part of the Hampton Roads region, is centrally located on the U.S. Atlantic Coast and approximately 3.5 hours south of Washington, D.C. With neighboring cities Norfolk, Virginia Beach, Portsmouth, Suffolk, Hampton and Newport News, Chesapeake is part of a dynamic MSA of more than 1.6 million people. Chesapeake is a unique blend of rural and urban centers, providing its citizens with excellent schools, recreational and cultural facilities and strong municipal leadership as the city continues to grow. The City of Chesapeake is the 3rd largest city in Virginia with a population of 248,720 as of July 1, 2019.

Chesapeake is a dynamic community powered by its talented workforce, strategic location and viable resources. It has a regional transportation hub comprised of highways, rail service, international air service, and one of the most important commercial shipping ports worldwide. Chesapeake boasts a diverse business economy with companies from 17 different nations and a thriving network of manufacturing, retail, technical and professional services. Chesapeake is one of the fastest growing cities in the state of Virginia. With 353 square miles of land area, there are many real estate opportunities available to meet the needs of any business, retailer or corporation.

Chesapeake's economy is recognized as one of the strongest and most highly skilled workforces in the U.S. The area has achieved great success in recruiting and retaining new and existing companies that have an impact and strong community presence. Known for its excellent telecommunications and transportation infrastructure, Chesapeake has become a desired location for businesses.

Chesapeake's vibrant business community offers unparalleled opportunities for existing companies to expand, innovate and transform. Innovation and transformation are intricately woven together in Chesapeake. 20 percent of the region's largest employers, like Canon, Capital One, Cox Communications, General Dynamics, Xerox and USAA, are located in Chesapeake. Chesapeake's economy continues to generate multi-million dollar business investments and high-demand jobs. With connected transportation networks, diverse industry sectors, and a skilled 21st century workforce, Chesapeake is a thriving business center.

Chesapeake's location is within 750 miles of two-thirds of the nation's population and industrial production. The city's regional transportation hub consists of major west, north and south interstate highways, extensive rail service and 120 miles of commercial waterfront with 12 miles of deep draft channels. Port of Virginia is one of the most successful commercial shipping ports worldwide linking to more than 250 ports in over 100 overseas locations.



	1 MILE	3 MILES	5 MILES
2019 Estimated Population	3,717	31,980	119,084
2024 Projected Population	3,904	33,634	126,449
2010 Census Population	3,415	29,146	105,085
Projected Annual Growth 2019 to 2024	0.99%	1.01%	1.21%
Historical Annual Growth 2010 to 2019	0.93%	1.09%	1.36%
2019 Estimated Households	1,201	10,584	41,935
2024 Projected Households	1,261	11,137	44,590
2010 Census Households	1,103	9,636	36,973
Projected Annual Growth 2019 to 2024	0.98%	1.02%	1.24%
Historical Annual Growth 2010 to 2019	0.93%	1.11%	1.36%
2019 Estimated White	86.90%	80.27%	67.71%
2019 Estimated Black or African American	6.19%	10.16%	17.97%
2019 Estimated Asian or Pacific Islander	2.99%	5.24%	8.39%
2019 Estimated American Indian or Native Alaskan	0.35%	0.39%	0.36%
2019 Estimated Other Races	0.43%	0.73%	1.49%
2019 Estimated Hispanic	5.14%	6.33%	7.07%
2019 Estimated Average Household Income	\$129,030	\$131,383	\$113,366
2019 Estimated Median Household Income	\$108,820	\$106,951	\$93,395
2019 Estimated Per Capita Income	\$42,787	\$43,969	\$40,080
2019 Estimated Total Businesses	102	742	3,411
2019 Estimated Total Employees	899	6,900	48,290







## RENT ROLL

TENANT NAME	SQUARE FEET	Lease Term		Rental Rates							
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Rite Aid	14,578	1/14/2016	1/13/2036	Current	-	\$26,412	\$1.81	\$316,940	\$21.74	Absolute NNN	6 (5-Year)
(Corporate Guaranty)				1/14/2026	5%	\$27,732	\$1.90	\$332,787	\$22.83		7% Increase Every 10 Years in Options

### FINANCIAL INFORMATION

Price	\$5,282,000
Net Operating Income	\$316,940
Cap Rate	6.00%
Lease Type	Absolute NNN

### PROPERTY SPECIFICATIONS

Year Built	2015
Rentable Area	14,578 SF
Land Area	1.71 Acres
Address	1458 Mt. Pleasant Road Chesapeake, VA 23322







## BRAND PROFILE

**Rite Aid**  
riteaid.com

Rite Aid Corporation, through its subsidiaries, operates a chain of retail drugstores in the United States. The company operates through two segments, Retail Pharmacy and Pharmacy Services. The Retail Pharmacy segment sells prescription drugs and an assortment of other merchandise, including over-the-counter medications, health and beauty aids, personal care items, cosmetics, household items, food and beverages, greeting cards, seasonal merchandise, and other every day and convenience products. With approximately 2,400 stores in 17 states, the company has a strong presence on both the East and West Coasts. Rite Aid is publicly traded on the New York Stock Exchange under the ticker symbol RAD. Rite Aid Corporation was founded in 1927 and is headquartered in Camp Hill, Pennsylvania.



COMPANY TYPE

**Public (NYSE: RAD)**

2020 EMPLOYEES

**29,840**

2020 REVENUE

**\$21.93 B**

2020 ASSETS

**\$9.45 B**

2020 EQUITY

**\$674.53 B**

CREDIT RATING

**S&P: B-**





NATIONAL NET LEASE GROUP

**SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.**

275+

**RETAIL  
PROFESSIONALS**

25+

**OFFICES**

#1

**LARGEST REAL ESTATE  
SERVICES FIRM**  
in North America  
exclusively dedicated to retail

2100+

**RETAIL  
TRANSACTIONS**  
in 2019  
company wide

485

**PROPERTIES  
SOLD**  
in 2019  
NNLG

\$1.5B

**TRANSACTION  
VALUE**  
in 2019  
NNLG

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\*Statistics are for 2019

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