



MIDNIGHT LOCATION

REPRESENTATIVE PHOTO

RITE AID

1031 Main Street, Clinton, MA 01510

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RITE AID

1031 Main Street | Clinton, MA 01510

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

EXECUTIVE SUMMARY

SALE PRICE **\$3,810,000**

CAP RATE **5.25%**

INVESTMENT SUMMARY

NOI:	\$200,000
Price / SF:	\$379.29
Rent / SF:	\$19.91
Building Size:	10,045 SF
Land Acreage:	2.0 Acres
Year Built:	1997

LEASE SUMMARY

Lease Type:	Absolute NNN
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Term Remaining:	15 Years
Commencement Date:	12/13/2021
Term Expiration:	12/12/2036
Options:	(9) 5-Year
Increases:	5% Every 5 Years in Term + Options
Tenant:	Maxi Drugs, Inc.
Guarantor:	Thrifty Payless, Inc.

INVESTMENT HIGHLIGHTS

- New 15 Year Term Starting December 13th, 2021
- Very Attractive 5% Rental Escalations Every 5 Years During Initial Term and Inclusive in Option Periods Providing Investor with Hedge Against Inflation
- Absolute NNN Lease Structure | Zero Landlord Obligations
- Midnight Location
- Low Rent - \$19.91 PSF.
- Attractive Rental Escalations Providing Investor with a Hedge Against Inflation - 5% Every 5 Years Inclusive of Option Periods.
- Traffic Counts in Excess of 12,010+ Cars Daily Passing Through on Main Street
- Corner Location with Easy Access and 2 point of Ingress Egress
- Prototypical Free-Standing Building with Drive Thru.
- Ample Parking on a Large Lot
- 43+ Miles West of Boston
- Rite Aid (NYSE: RAD) Operates Over 2,500 Stores in 19 States, with More Than 51,000 Employees.

RETAIL

SUBJECT
PROPERTY



Main St

High St

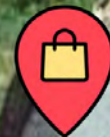


AERIAL

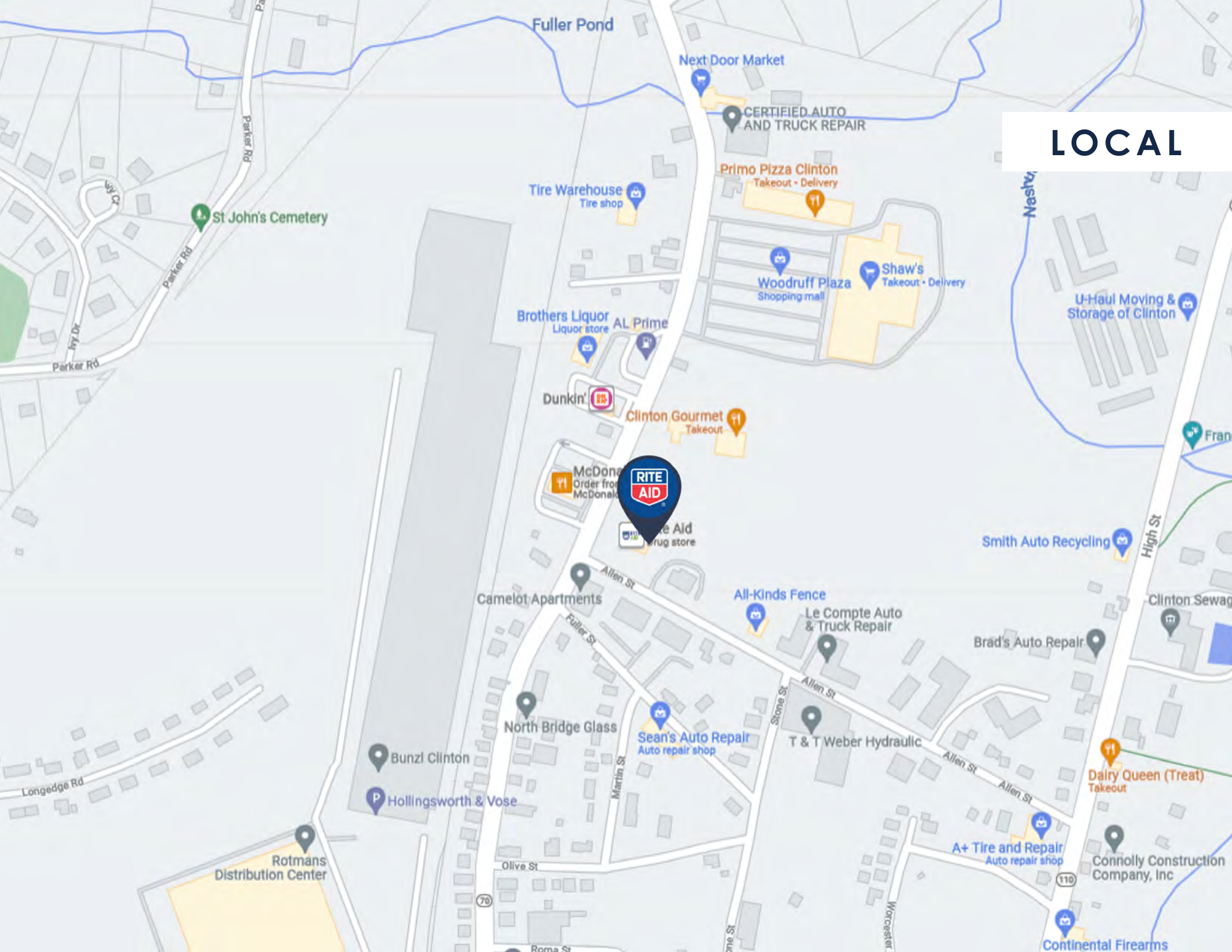


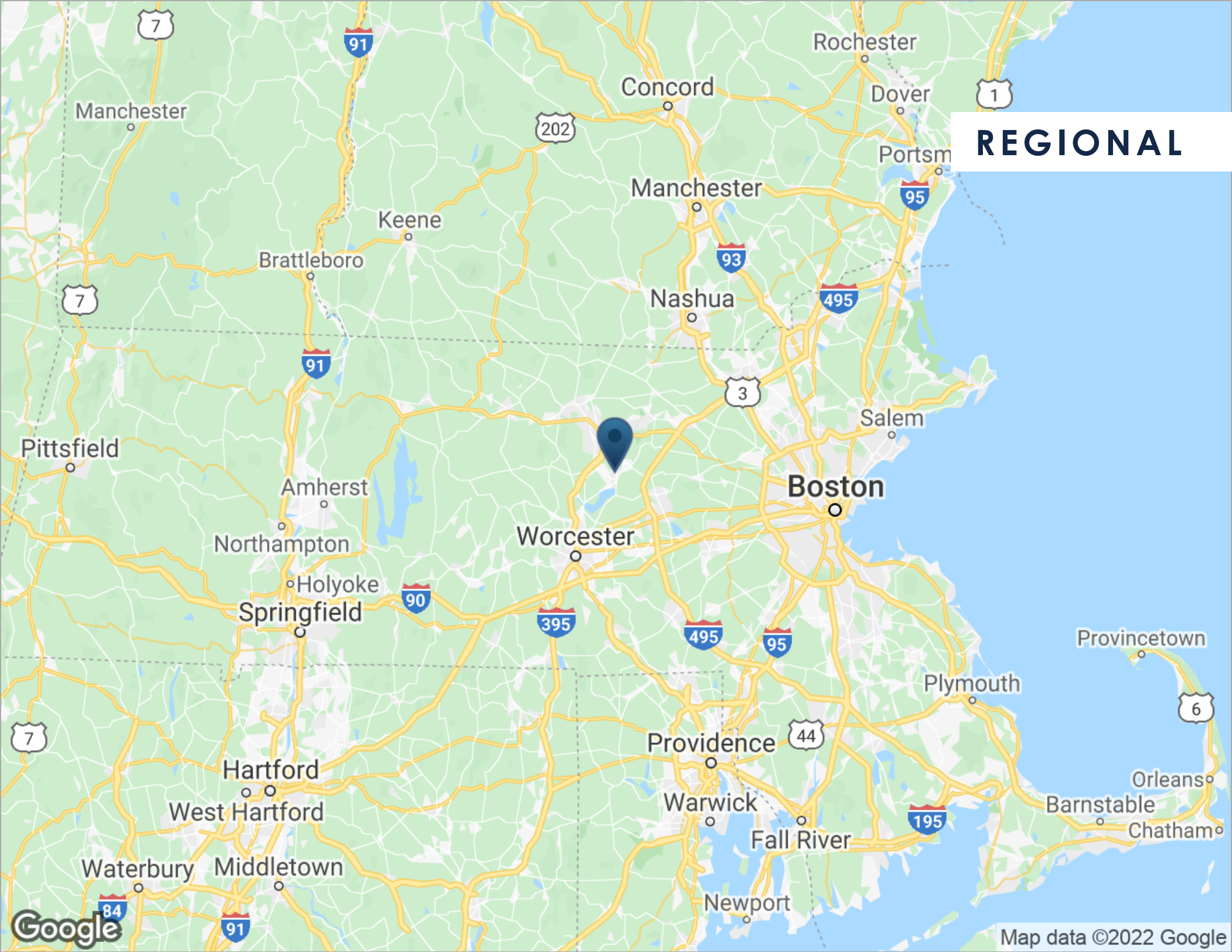
Main St

Allen St



LOCAL



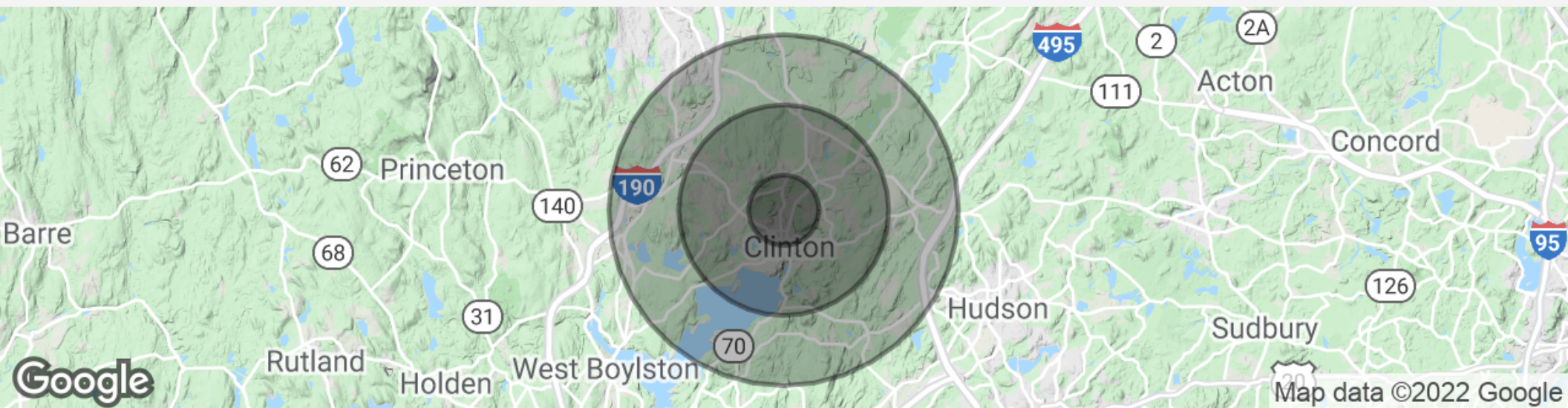


REGIONAL

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1031 Main Street | Clinton, MA 01510

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,027	22,950	34,379
Average age	39.0	39.8	40.6
Average age (Male)	34.2	35.9	37.9
Average age (Female)	42.2	43.3	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,316	9,236	13,268
# of persons per HH	2.3	2.5	2.6
Average HH income	\$87,037	\$103,681	\$117,576
Average house value	\$328,892	\$333,445	\$374,082

* Demographic data derived from 2010 US Census

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TENANT PROFILE



OVERVIEW

Company:	Rite Aid
Founded:	1962
Total Revenue:	\$32.845 billion (2017)
Net Income:	\$4.053 million (2017)
Net Worth:	87,000 (2017)
Headquarters:	Camp Hill, Pennsylvania
Website:	www.riteaid.com

TENANT HIGHLIGHTS

- The company ranked No. 94 in the 2018 Fortune 500 list
- Alex Grass founded the Rite Aid chain in Scranton, PA in September 1962
- Ten years after its first store opened, Rite Aid operated 267 locations in 10 states

TENANT OVERVIEW

Rite Aid Corporation is a drugstore chain in the United States. The company ranked No. 94 in the 2018 Fortune 500 list of the largest United States corporations by total revenue. 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 2019, 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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RETAIL PROPERTY FOR SALE

RITE AID

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