

# Rite Aid

Pittsburgh, PA

**5.40%**

Car Rate

**\$4,000,000**

Purchase Price

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Subject Property

## Investment Highlights

- **Outstanding Location**
- **High Intrinsic Value and Replaceable Rent**
- **New Long-Term Lease**
- **Premier Market Demographics**

## Location Overview

Pittsburgh is the second largest city in the Commonwealth of Pennsylvania with a population of 305,842 and is the county seat of Allegheny County. The Combined Statistical Area (CSA) population of 2,659,937 is the largest in both the Ohio Valley and Appalachian and the 20th-largest in the U.S. Pittsburgh's affordable standard of living, top-notch health care facilities and cultural attractions combine to make it the 3rd "Most Livable City" in America, according to Forbes.

Google, Apple, Bosch, Disney, Uber, Intel and IBM are among 1,600 technology firms generating \$20.7 billion in annual Pittsburgh payrolls. The area is home to 68 colleges and universities including research and development leaders Carnegie Mellon University and the University of Pittsburgh. The nation's fifth-largest bank, eight Fortune 500 companies, and six of the top 300 US law firms make their global headquarters in the Pittsburgh area, while RAND, BNY Mellon, Nova, FedEx, Bayer and NIOSH have regional bases that helped Pittsburgh become the sixth-best area for U.S. job growth.

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