



RITE AID

4411 Howley Street - Pittsburgh, PA 15224

In Cooperation With Sands Investment Group Philadelphia, LLC - Lic. #RB069072
BoR: Tom Gorman - Lic. PA #RM424383

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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 16,798 SF Rite Aid Located at 4411 Howley Street in Pittsburgh, PA. This Deal Includes Replaceable Rent With Increases and 11+ Years Remaining on the Lease, Providing For a Unique Investment.

Sale Price

\$3,688,052

OFFERING SUMMARY

Cap Rate:	5.75%
NOI:	\$212,063
Price / SF:	\$219.55
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	4411 Howley St
City, State, Zip:	Pittsburgh, PA 15224
County:	Allegheny
Building Size:	16,798 SF
Lot Size:	1.13 Acres
Year Built:	1990



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Replaceable Rent With Increases and Approximately 12 Years of Lease Term Remaining
- Functional Building Design With Over 100' of Frontage on a 1+Acre Parcel With 75 Parking Spots
- Metro Pittsburgh Location in the Bloomfield Neighborhood With More Than 178,000 Residents Within 3-Miles
- Situated Next to UPMC Children's Hospital of Pittsburgh - A 313 Bed Facility Currently Ranked 6th in the Country By US News & World Report



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



LEASE ABSTRACT

Tenant:	Rite Aid
Premises:	16,798 SF
NOI:	\$212,063
NOI Per SF:	\$12.62
Lease Commencement:	10/01/1981
Rent Commencement:	7/19/1982
Lease Expiration:	5/30/2034
Lease Term:	11+ Years Remaining
Renewal Options:	5 x 5 Years
Rent Increases:	2.5% Increases in June 2025; 10% Increase in 1st Option; 5% Increases in Each Option Thereafter
Lease Type:	Double Net (NN)
Use:	Drugstore
*Property Taxes:	Tenant's Responsibility
*Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
**Roof & Structure:	Landlord's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Corporate

*Landlord Pays Base Year Taxes of \$6,852 and the Tenant Reimburses the Remaining Amount

*Landlord Pays Base Year Property Insurance of \$1,460 and the Tenant Reimburses the Remaining Amount

*Please Contact Broker For More Detail Regarding NOI Calculation

**Roof Was Replaced in 2014 and Includes a 20-Year Warranty



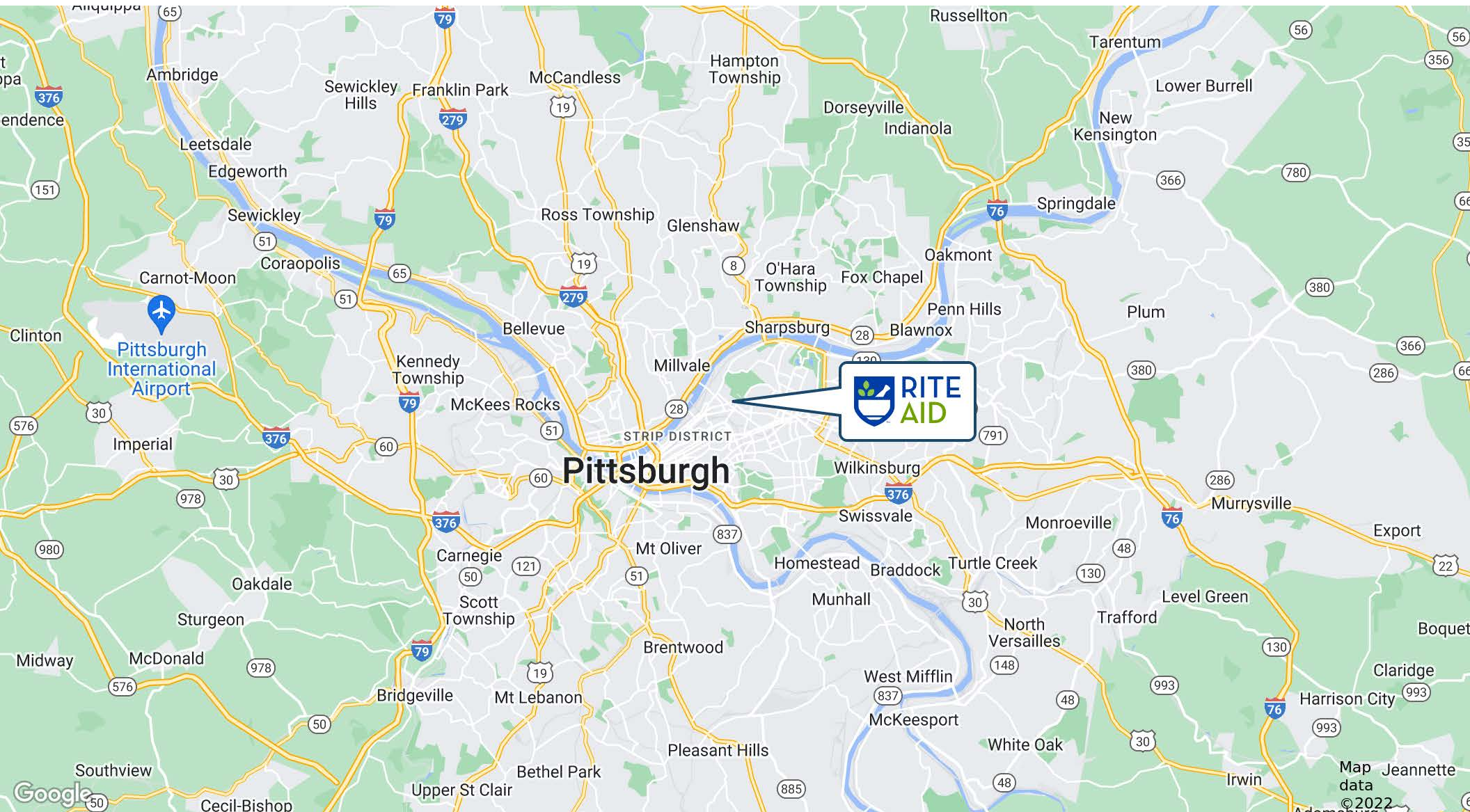
SECTION 3

PROPERTY INFORMATION

PROPERTY IMAGES



LOCATION MAP



AERIAL MAP



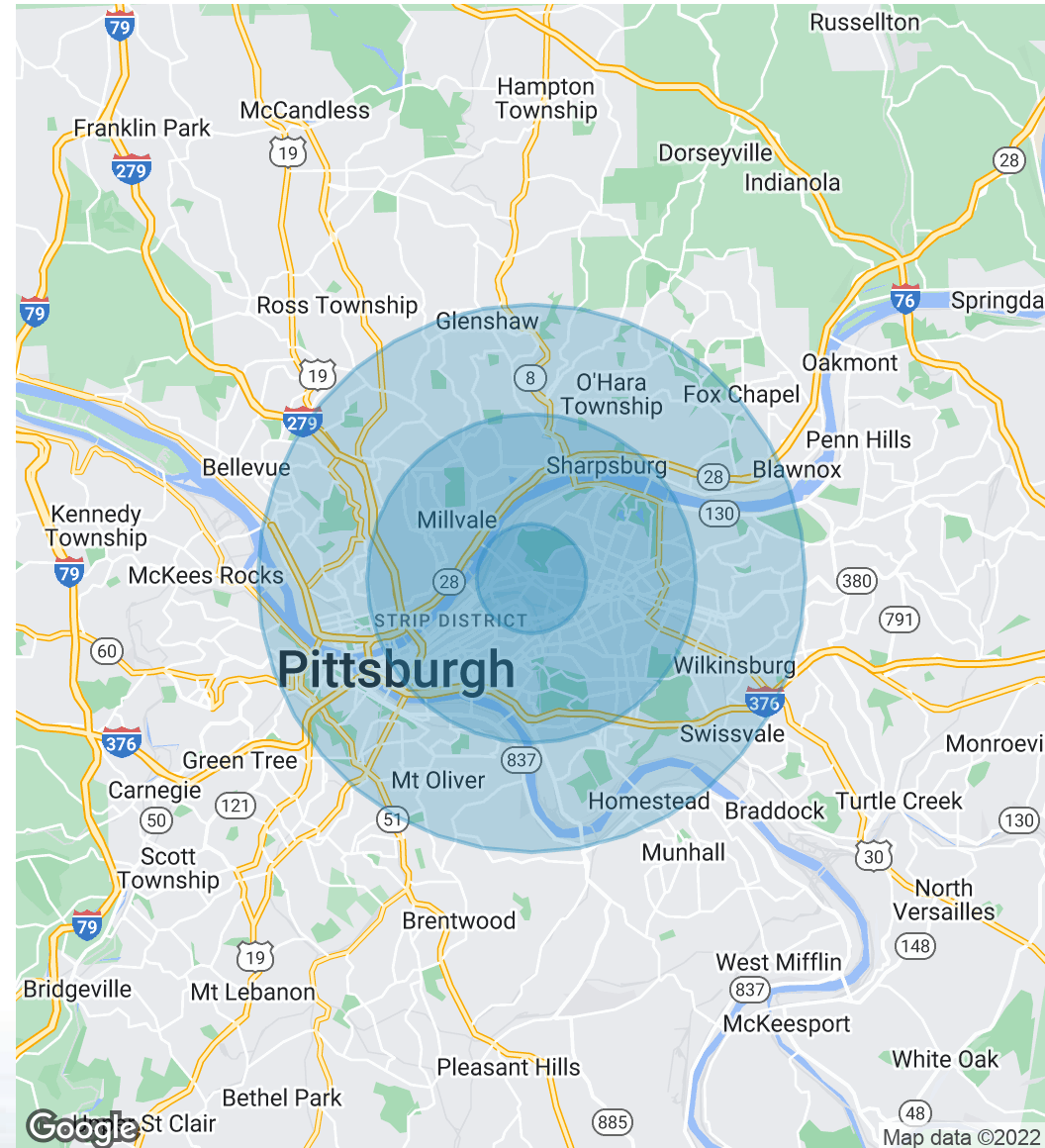
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,380	173,057	329,950
Average Age	34.1	34.5	37.3
Average Age (Male)	33.3	32.7	35.6
Average Age (Female)	35.2	36.2	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,879	79,242	152,980
# of Persons per HH	1.6	1.9	1.9
Average HH Income	\$75,387	\$79,834	\$78,753
Average House Value	\$230,241	\$196,482	\$166,963

TRAFFIC COUNTS

Bloomfield Bridge	22,968 VPD
Allegheny Valley Expy	56,574 VPD
Washington Blvd	27,219 VPD





SECTION 4

AREA OVERVIEW



CITY OVERVIEW



Pittsburgh, PA



Pittsburgh Zoo & PPG Aquarium

PITTSBURGH, PA

The City of Pittsburgh, incorporated in 1816, is located in the southwestern part of the Commonwealth of Pennsylvania occupying 55.37 square miles. Located at the confluence of the Ohio, Monongahela, and Allegheny Rivers, the City serves as the seat for Allegheny County and is the largest of the County's 130 municipalities. Downtown Pittsburgh is commonly known as the Golden Triangle and serves as the regional center for Southwestern Pennsylvania, Eastern Ohio, and Northern West Virginia. Pittsburgh serves as the principal city of the Pittsburgh Metropolitan Area, or Greater Pittsburgh. The City of Pittsburgh is the 2nd largest city in Pennsylvania with a population of 305,298 as of July 1, 2022.

Pittsburgh has always been a city built on industry. Within Pittsburgh's top five leading industries - advanced manufacturing, healthcare, energy, financial and business services, and information technology – some of its leading companies include, Alcoa, Inc., Kraft Heinz Co, and Highmark Health. Its location in the beautiful Western Pennsylvania region gives lots of advantages to emerging industries. Pittsburgh is home to the U.S.'s second largest inland port, 18 commercial railroad systems, access to several interstate highways as well as 50%+ of U.S. buying power within 500 miles. In addition, Pittsburgh International Airport continues to impress with new nonstop flights being added every day. With programs at both the University of Pittsburgh and Carnegie Mellon University supporting medical research in the region, there are more than 7,500 healthcare-related degrees awarded annually and approximately 133,000 people employed in the healthcare industry.

Pittsburgh is one of the hottest destinations in the country. Major attractions include Discover The Andy Warhol Museum, Duquesne and Monongahela Inclines, August Wilson African American Cultural Center, the National Aviary, the Roberto Clemente Museum, Pittsburgh Zoo & PPG Aquarium and the list goes on. Sports are a passion in Pittsburgh, with 3 major league teams. Just across the Allegheny River, 38,000-seat PNC Park is home to the Pittsburgh Pirates. Next door is Heinz Field and Downtown, is the 17,000-seat Mellon Arena, better known as "the Igloo". Wrapped in rivers, intertwined with trails and packed with parks, Pittsburgh is full of outdoor adventure. Pittsburgh boasts a lush and diverse landscape and is filled with endless recreational opportunities for every outdoor enthusiast.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	NYSE: RAD
Founded:	1962
Locations:	2,451
Headquarters:	Camp Hill, PA
Website:	riteaid.com

RITE AID

Rite Aid Corporation, through its subsidiaries, operates a chain of retail drugstores in the United States. Rite Aid Corporation is on the front lines of delivering healthcare services and retail products to Americans 365 days a year. Our pharmacists are uniquely positioned to engage with customers and improve their health outcomes. We provide an array of whole being health products and services for the entire family. As the trusted, everyday care connector, Rite Aid drives lower healthcare costs through better coordination, stronger engagement, and personalized services that help you achieve whole health for life. Through Elixir, we provide pharmacy benefits and services to millions of members nationwide. The company operates through two segments, Retail Pharmacy and Pharmacy Services. The company operates approximately 2,451 retail pharmacy locations in 18 states. Rite Aid Corporation was founded in 1962 and is headquartered in Camp Hill, Pennsylvania. The company ranked No. 150 in the 2020 Fortune 500 list of the largest United States corporations by total revenue. Rite Aid is the largest drugstore chain on the East Coast and the third largest in the U.S.

CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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