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Rite Aid - New Kensington, PA

COMMERCIAL REAL ESTATE SERVICES

NET LEASE OPPORTUNITY



### Rite Aid - New Kensington, PA

700 Stevenson Blvd, New Kensington, PA

## **PROPERTY OVERVIEW**

Price:	\$3,475,000	Lease Expiration:	11/12/2028
Cap Rate:	7.00%	Annual Rent:	\$243,250
Building Size:	10,908 SF	Lease Type:	NNN
Tenant:	Rite Aid	Renewal Options:	Three 5-Year
		Rental Escalations:	Option 1: \$254,156.40 Option 2: \$265,064,40

Option 2: \$265,064.40 Option 3: \$275,972.40

### John Feeney Senior Vice President 847.562.9280 john@bouldergroup.com

Listed in conjunction with PA Broker Brady Carroll License #: RB068329 Daniel Barnes Principal 314.400.4004 dbarnes@lee-associates.com

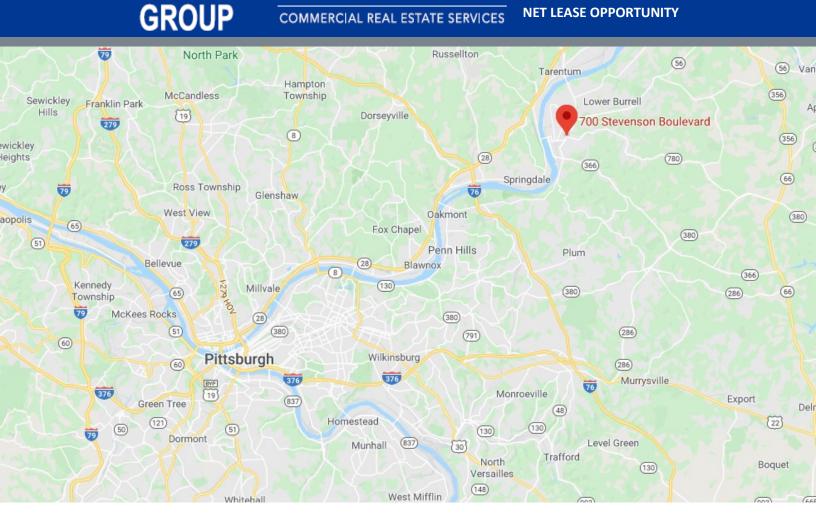
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### PROPERTY HIGHLIGHTS

- Located within the Pittsburgh MSA
- Long operating history at the location since 1998
- Absolute NNN
- Rite Aid recently extended their lease to November 2028

# DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	11,538	41,330	71,019
Total Households	5,139	18,622	31,121
Med. Household Income:	\$38,896	\$46,099	\$53,031



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.

- Positioned just along a primary north-south thoroughfare (16,000 VPD) Rental escalations in each option period
- Across from Valley High School