



Rite Aid - New Kensington, PA

700 Stevenson Blvd, New Kensington, PA

PROPERTY OVERVIEW

Price: \$3,475,000

Cap Rate: 7.00%

Building Size: 10,908 SF

Tenant: Rite Aid

Lease Expiration: 11/12/2028

Annual Rent: \$243,250

Lease Type: NNN

Renewal Options: Three 5-Year

Rental Escalations: Option 1: \$254,156.40
Option 2: \$265,064.40
Option 3: \$275,972.40



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

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

