

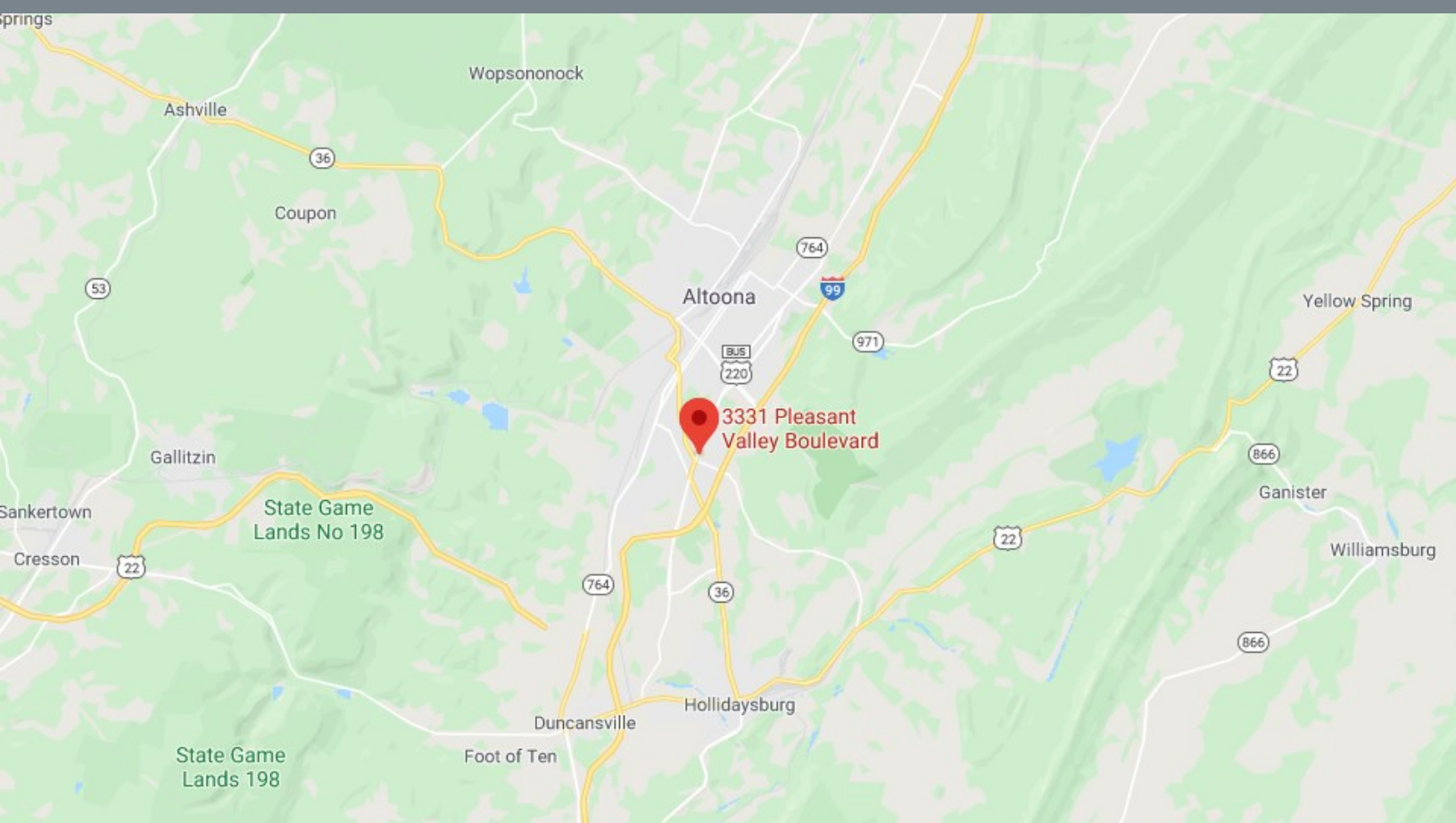


Rite Aid (Leasehold) - Altoona, PA

3331 Pleasant Valley Blvd, Altoona, PA

PROPERTY OVERVIEW

Price:	\$1,876,600	Lease Expiration:	11/29/2028
Cap Rate:	10.00%	Annual Rent:	\$187,660
Building Size:	10,908 SF	Lease Type:	Leasehold - NN
Tenant:	Rite Aid	Renewal Options:	One 7-Year & One 5-Year
		Rental Escalations:	Contact broker for details



PROPERTY HIGHLIGHTS

- 74,625 people living within five miles of the property
- Located near Home Depot, Dick's Sporting Goods, Giant Eagle Supermarket and Logan Valley Mall
- Low rent to sales ratio
- Located at the corner of a signalized intersection
- Positioned along a primary north-south thoroughfare (29,633 VPD)
- Low rent for single tenant drug store property

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	6,446	43,428	74,625
Total Households	2,840	18,404	30,774
Med. Household Income:	\$50,702	\$37,113	\$40,221

