



Rite Aid (Leasehold) - Cheshire - CT

180 Main St, Cheshire, CT 06410

PROPERTY OVERVIEW

Price: \$8,187,890

Cap Rate: 10.00%

Building Size: 14,673 SF

Tenant: Rite Aid

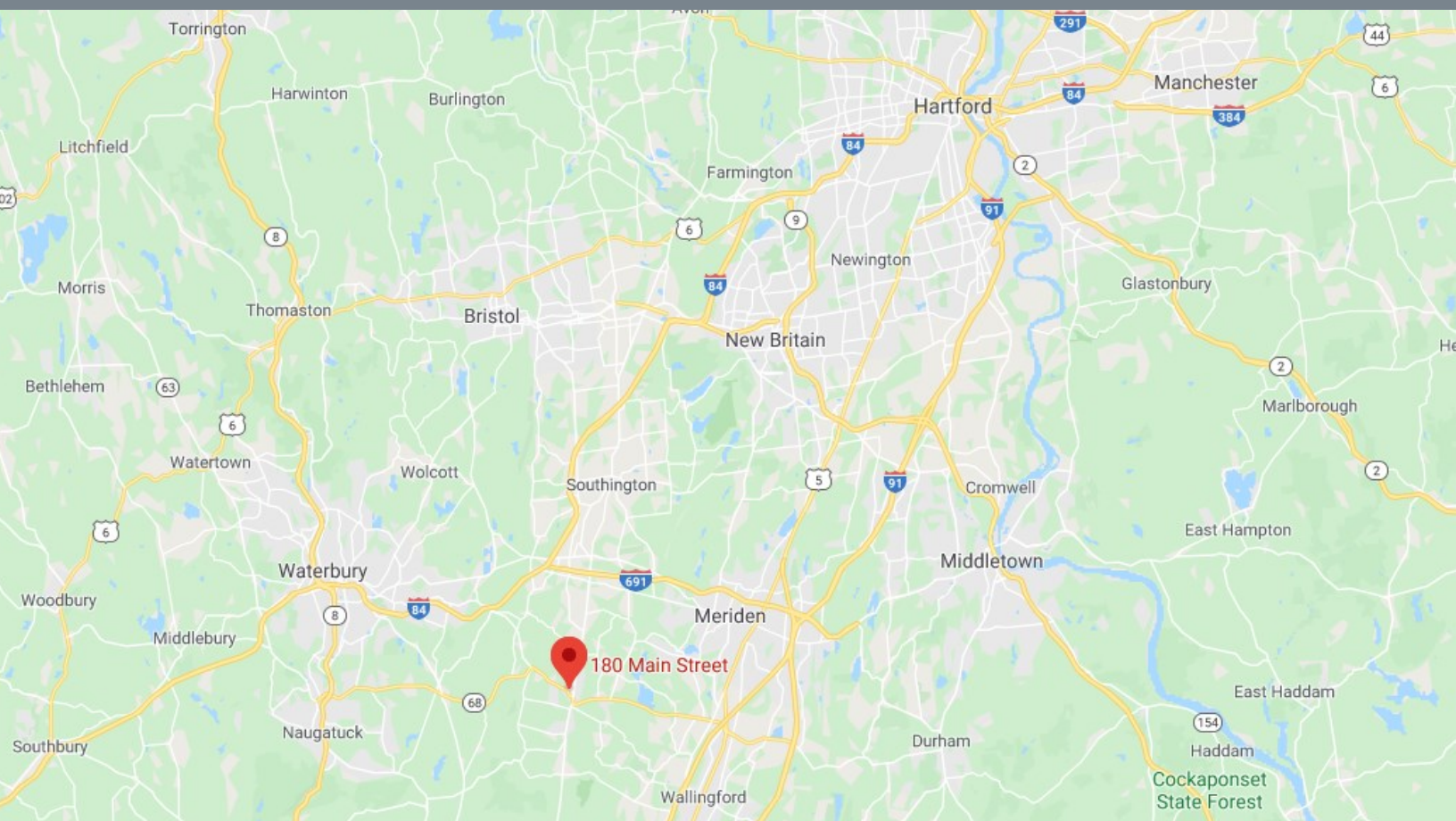
Lease Expiration: 1/31/2031

Annual Rent: \$818,789

Lease Type: Leasehold - NNN

Renewal Options: Six 5-Year

Rental Escalations: Options 1 & 3: 10%
Options 4 & 5: FMV



PROPERTY HIGHLIGHTS

- Outparcel to Stop & Shop anchored shopping center
- 79,143 people living within five miles of the property
- NNN- Zero landlord responsibilities
- Long term lease
- Located at the corner of a signalized intersection
- Positioned along a primary east-west thoroughfare (16,392 VPD)
- The median household income within three miles of the property is in excess of \$110,000

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	8,365	25,787	79,143
Total Households	3,201	8,844	29,453
Med. Household Income:	\$108,188	\$110,908	\$88,437

