

### Rite Aid - Conneaut Lake, PA

COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES

S NET LEASE OPPORTUNITY



## Rite Aid - Conneaut Lake, PA

285 Water Street, Conneaut Lake, PA

## **PROPERTY OVERVIEW**

Price:	\$4,644,514	Lease Expiration:	9/23/2027
Cap Rate:	7.00%	Annual Rent:	\$325,116
Building Size:	10,908 SF	Lease Type:	NNN
Tenant:	Rite Aid	Renewal Options:	Two 5-Year
		Rental Escalations:	\$0.50 PSF in each option

#### 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

www.bouldergroup.com

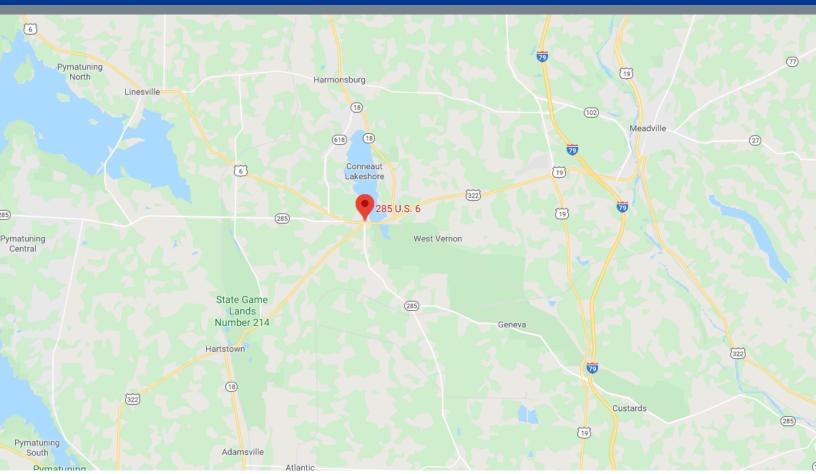


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# **PROPERTY HIGHLIGHTS**

- Absolute NNN zero landlord responsibilities
- Located at the corner of a signalized tersection
- Low rent to sales ratio

- Positioned just along a primary east-west thoroughfare (12,000 VPD)
- Above average store sales

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# DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	2,295	4,704	7,384
Total Households	1,023	2,168	3,291
Med. Household Income:	\$56,758	\$52,487	\$52,227



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