



Rite Aid - Pittsburgh, PA

513 Perry Highway, Pittsburgh, PA

PROPERTY OVERVIEW

Price: \$4,772,653

Cap Rate: 7.50%

Building Size: 10,908 SF

Tenant: Rite Aid

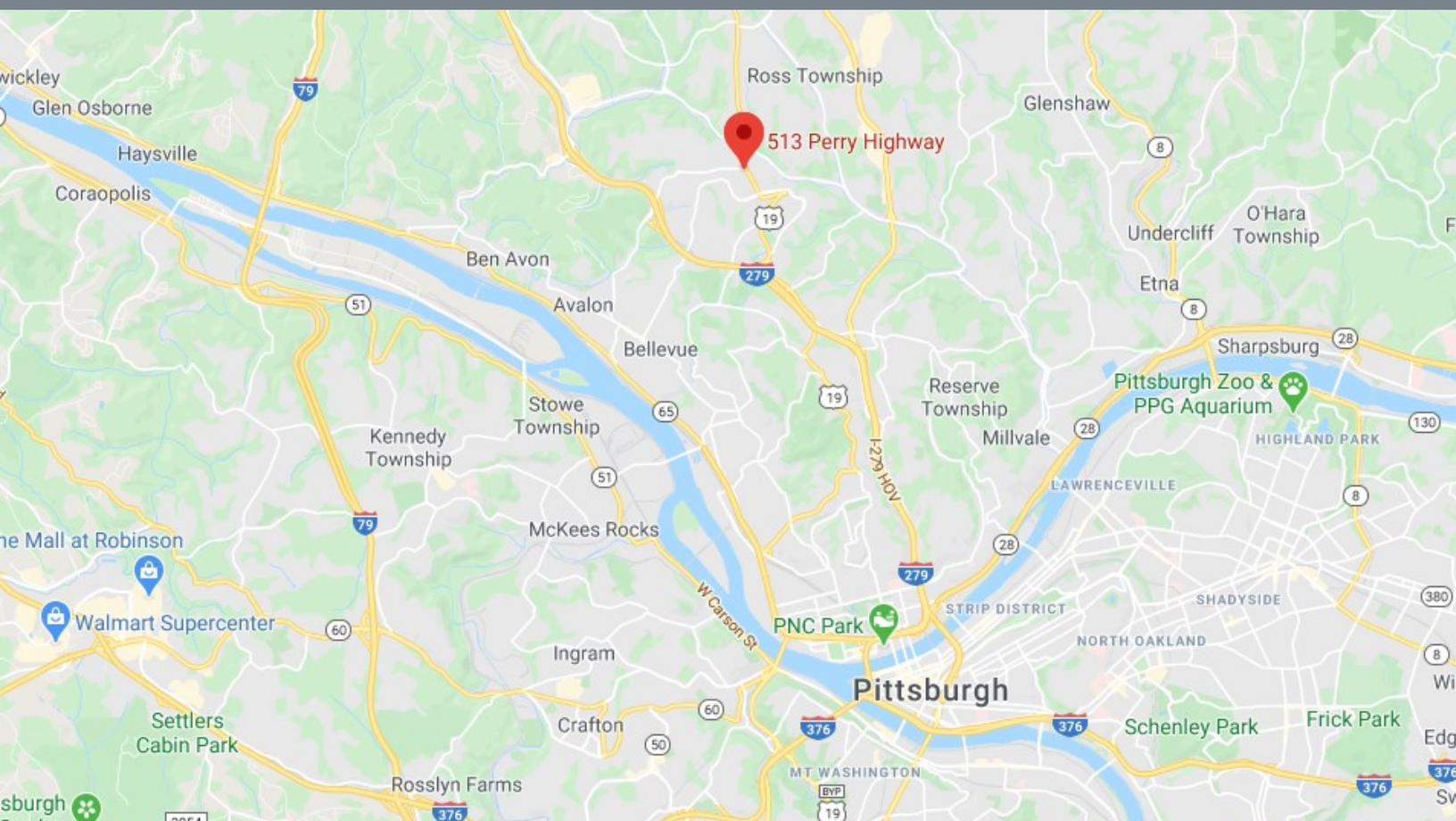
Lease Expiration: 8/14/2028

Annual Rent: \$357,949

Lease Type: NNN

Renewal Options: Four 5-Year

Rental Escalations: \$0.50 PSF in each option



PROPERTY HIGHLIGHTS

- Located within the Pittsburgh MSA
- Over 187,000 people live within five miles of the property
- Nearby retailers include Giant Eagle, McDonald's, Dunkin' Donuts and Dollar Tree
- Absolute NNN
- Located at the corner of a signalized intersection
- Positioned along Highway 19 (15,000 VPD)
- Located across from West View Elementary School and in close proximity to North Hills Middle and High School

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	13,559	70,832	187,534
Total Households	6,088	32,147	81,893
Med. Household Income:	\$67,459	\$64,160	\$58,875

