



Rite Aid - Williamsport - PA

1913 E 3rd St, Williamsport, PA 17701

PROPERTY OVERVIEW

Price: \$4,285,814

Cap Rate: 7.00%

Building Size: 11,200 SF

Tenant: Rite Aid

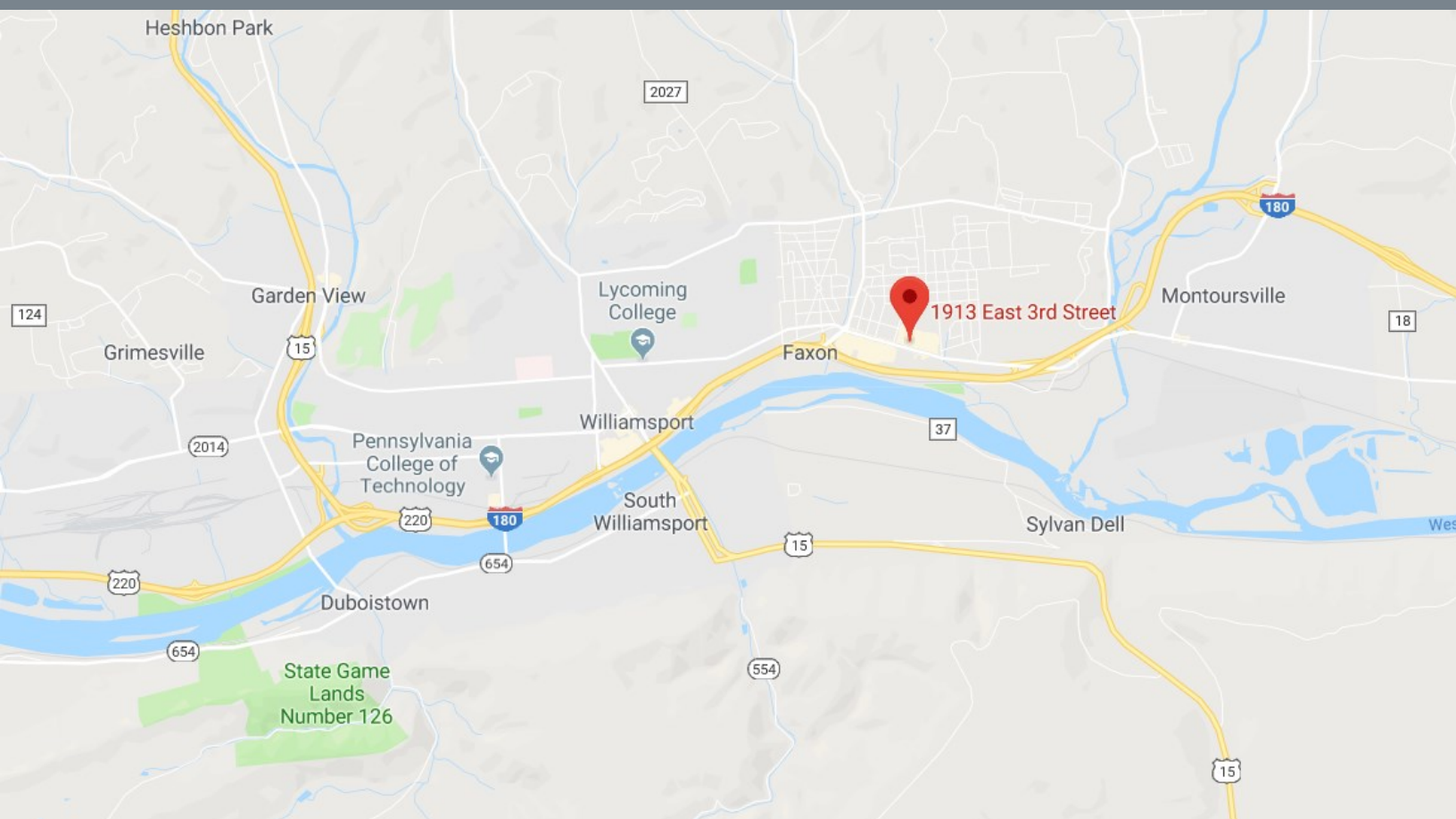
Lease Expiration: 3/31/2029

Annual Rent: \$300,007

Lease Type: NN

Renewal Options: Two 5-Year Remaining

Rental Escalations: Option 1: \$321,368
Option 2: \$329,322



PROPERTY HIGHLIGHTS

- Outparcel to GIANT Food anchored shopping center
- 54,707 people living within five miles of the property
- Rite Aid extended their lease early in 2016, illustrating their commitment to the site
- Well above average sales at this location with a very low rent to sales ratio
- Long operating history at the location
- Positioned along a primary east-west thoroughfare (17,410 VPD)
- Immediately off of Interstate 180 (52,000 VPD)

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	4,236	33,297	54,707
Total Households	1,926	14,250	22,618
Med. Household Income:	\$43,010	\$44,313	\$44,897

