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IN ASSOCIATION WITH SCOTT REID & PARASELL, INC.  
A LICENSED PENNSYLVANIA BROKER #RB069068



**RITE  
AID**

DUBOIS, PENNSYLVANIA

431 Commons Drive, DuBois, PA 15801

- ABSOLUTE NNN LEASE WITH ±8 YEARS REMAINING
- ATTRACTIVE 24% RENT GROWTH IN BASE TERM (10% IN 2026, 14% IN 2028)
- SIGNALIZED CORNER LOCATION – OUTPARCEL TO LOWE'S ANCHORED CENTER
- OVER 20-YEAR OPERATING HISTORY AT THIS LOCATION