

RITE AID - CANONSBURG, PA



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**601 W Pike St,
Canonsburg, PA 15317**



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Lease Summary

TENANT	Rite Aid	
LEASE TYPE	NNN	
MONTHS REMAINING ON INITIAL TERM	50	
LEASE COMMENCEMENT	June 15, 2005	
LEASE EXPIRATION	December 31, 2028	
ANNUAL RENT	\$287,370.00	
LEASE RATE	\$21.00/SF	
RENEWAL OPTIONS	TERM	ANNUAL RENT
RENEWAL OPTION 1	5 Years	\$390,066.96
RENEWAL OPTION 2	4 Years and 11 Month	\$396,972.96

Investment Summary

ASKING PRICE	\$3,500,000
NOI:	\$287,370
CAP RATE	8.21%

Property Summary

ADDRESS	601 W Pike St, Canonsburg, PA, 15317
PARCEL ID	100-023-00-00-0001-04
LOT SIZE	1.89 AC
BUILDING SIZE	13,680 SF
YEAR BUILT	2004





YEAR FOUNDED

1962

2023 REVENUE

\$24.1B

NUMBER OF LOCATIONS

1,524

SIZE OCCUPIED(SF)

25.04M

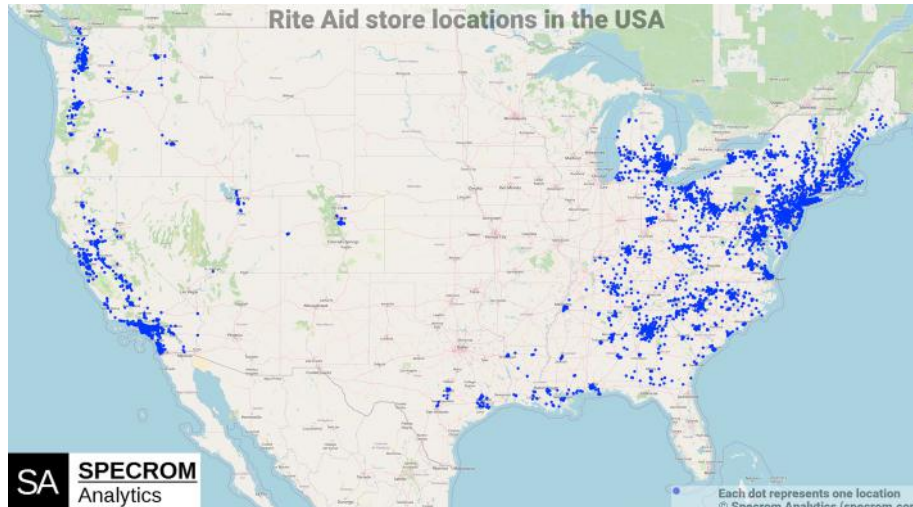
EMPLOYEES

47K

HIGHEST USE

RETAIL

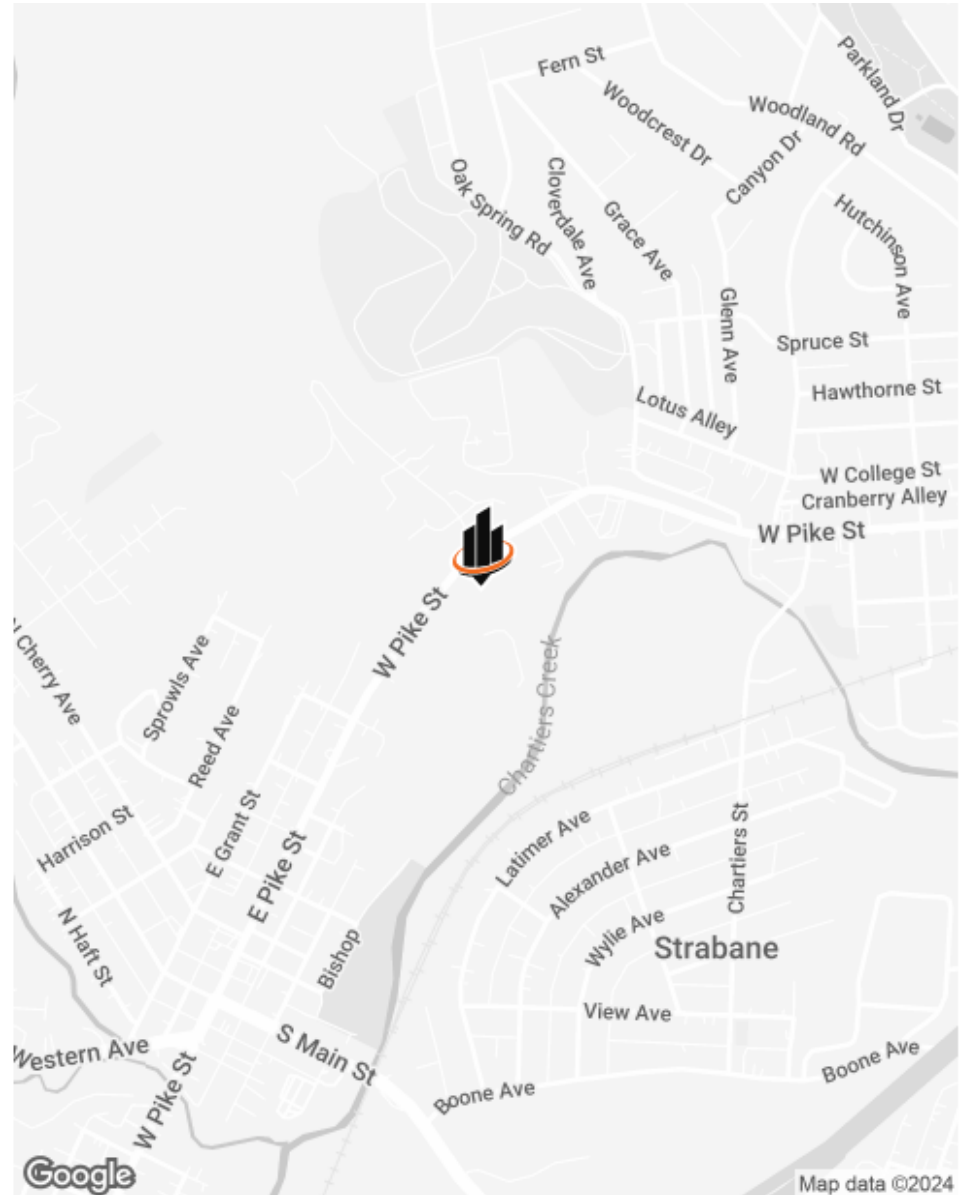
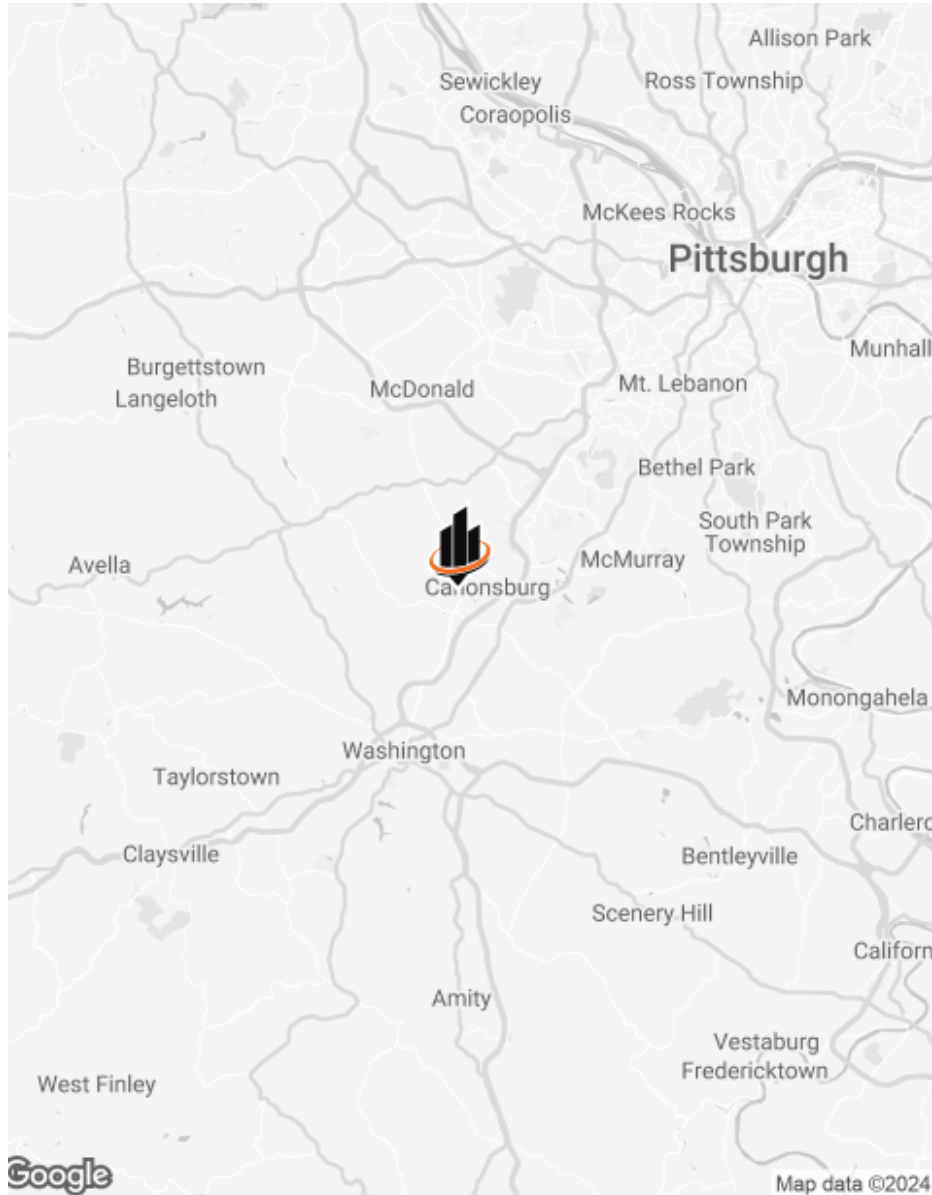
LOCATIONS



Rite Aid Corporation is on the front lines of delivering health care services and retail products to over one million Americans daily. Their pharmacists are uniquely positioned to engage with customers and improve their health outcomes. Rite Aid Corporation provides an array of whole being health products and services for the entire family through their retail pharmacy locations across the United States.



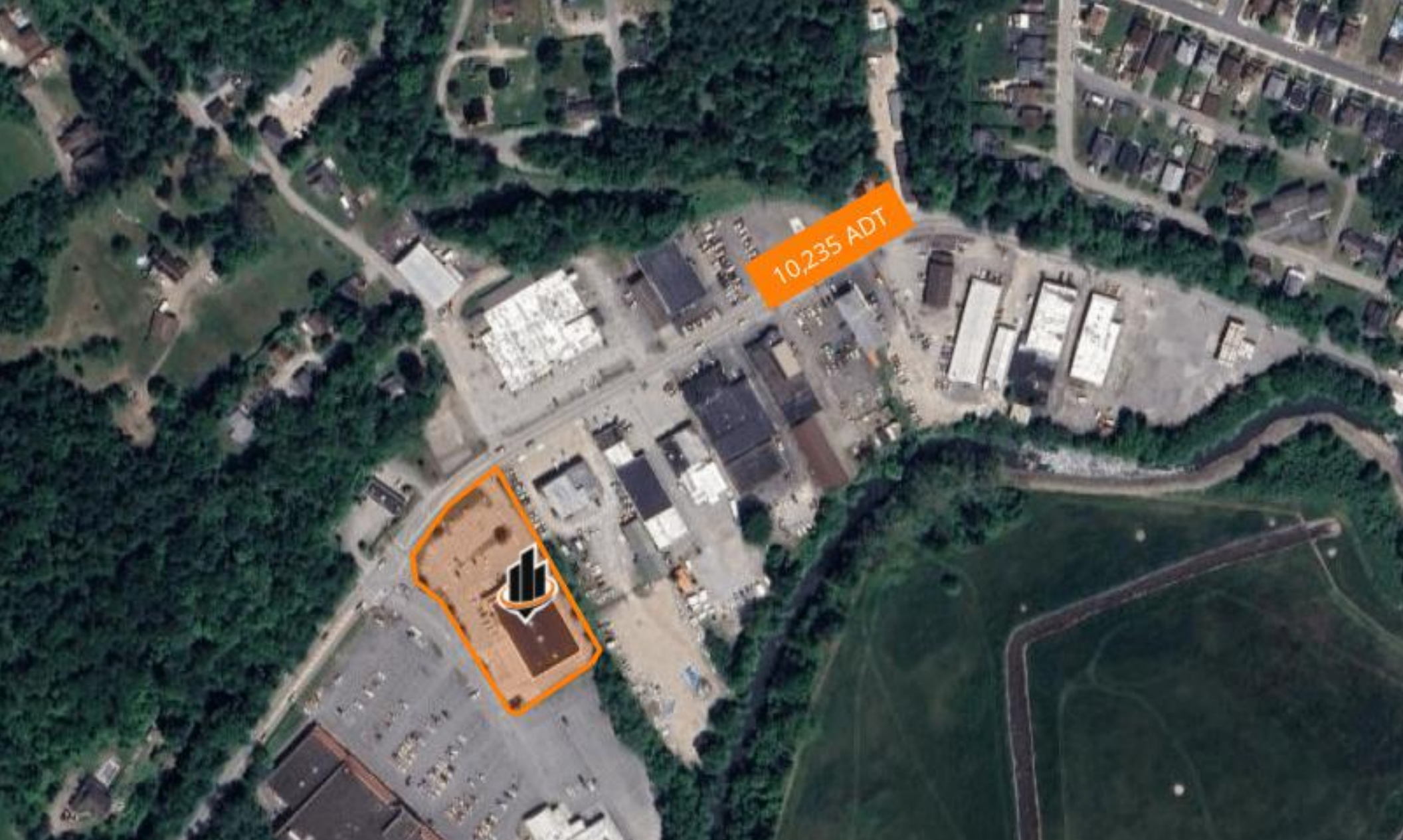
Regional Overview



Location Overview



Parcel Map

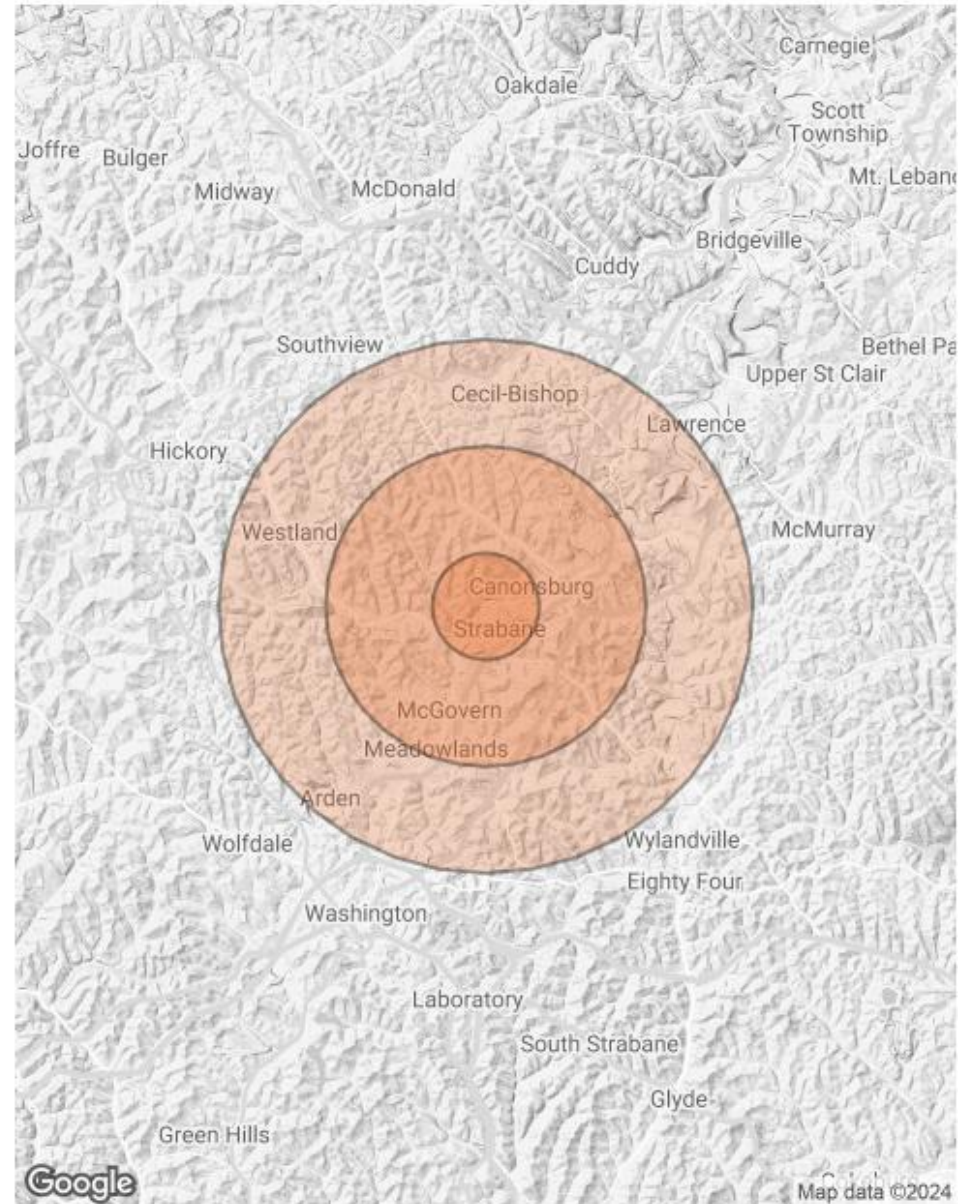


Demographics

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,170	32,658	53,290
AVERAGE AGE	44	42	44
AVERAGE AGE (MALE)	42	41	43
AVERAGE AGE (FEMALE)	46	44	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,316	13,721	22,496
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$90,699	\$115,012	\$117,495
AVERAGE HOUSE VALUE	\$199,960	\$297,502	\$325,311

Demographics data derived from AlphaMap

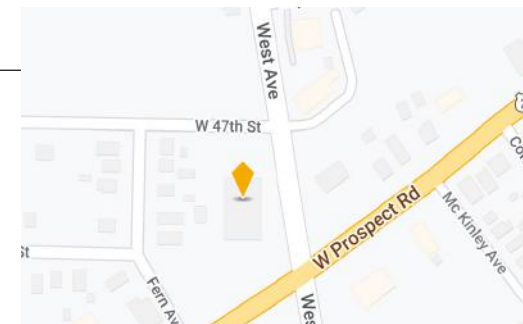


Sale Comparables

RITE AID - ASHTABULA

1115 W Prospect rd, Ashtabula, OH 44004

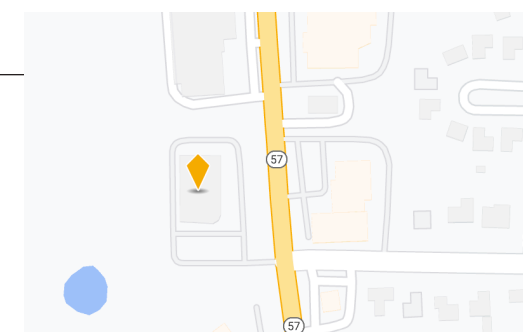
Sale Price:	\$1,520,000	Building SF:	11,325 SF	Price/SF:	\$133.8
Year Built:	1996	Term Remaining on Lease:	3 Years	CAP:	8.25%
Closed:	8/18/2023				



RITE AID - GRAFTON

479 Main Street, Grafton, OH 44044

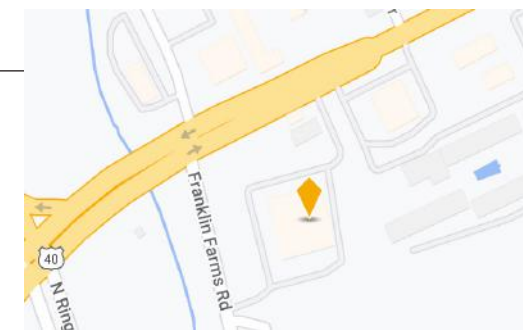
Sale Price:	\$3,150,000	Building SF:	14,804 SF	Price/SF:	\$212.8
Year Built:	2006	Term Remaining on Lease:	8 Years	CAP:	7.60%
Closed:	8/20/2023				



RITE AID - WASHINGTON

1396 W Chestnut St, Washington, PA 15301

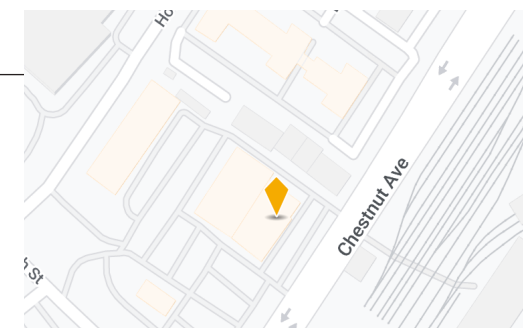
Sale Price:	\$5,100,000	Building SF:	13,813 SF	Price/SF:	\$369.2
Year Built:	2003	Term Remaining on Lease:	7 Years	CAP:	8.18%
Closed:	8/30/2023				



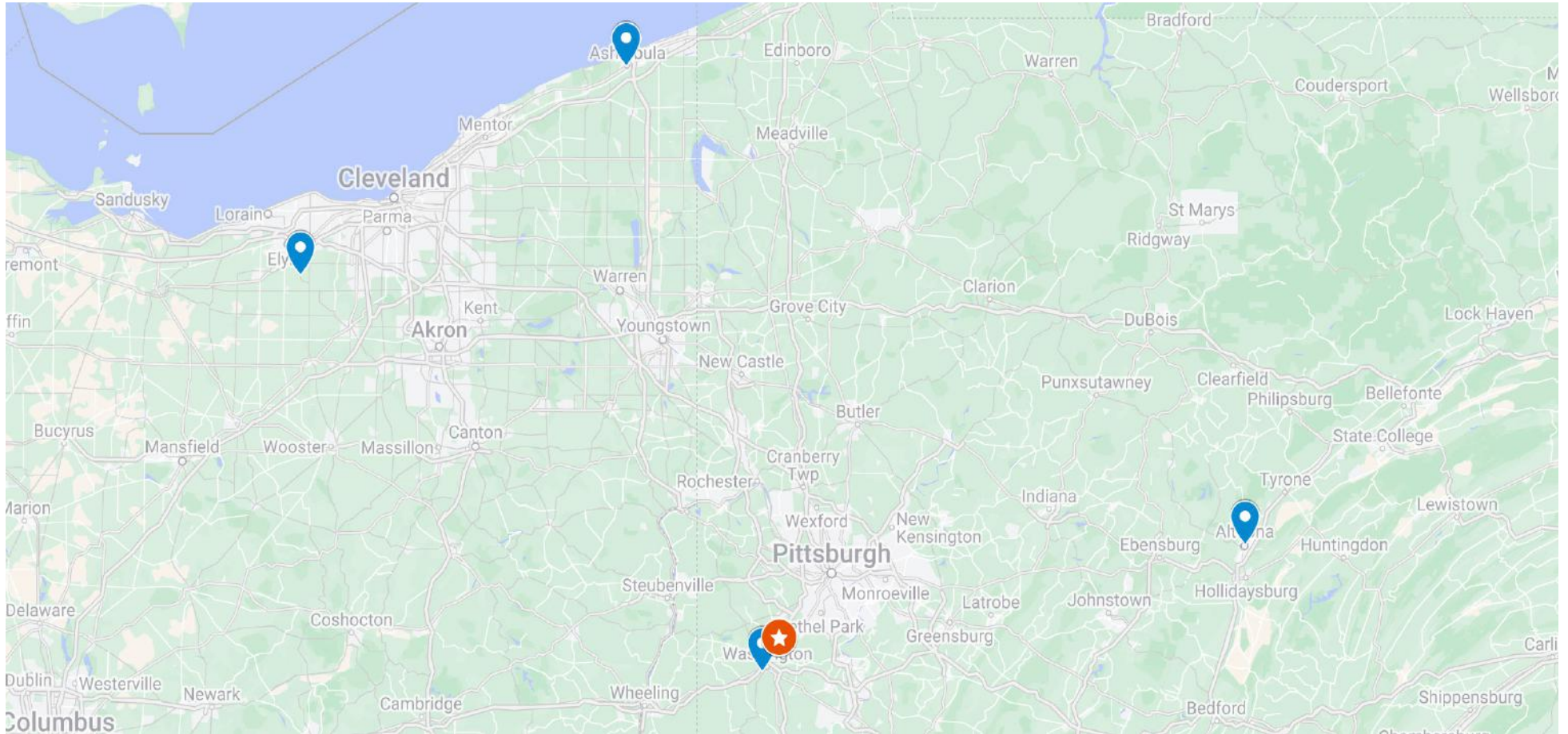
RITE AID - ALTOONA

600 Chestnut Ave, Altoona, PA 16601

Sale Price:	\$3,230,000	Building SF:	18,667 SF	Price/SF:	\$173.1
Year Built:	1998	Term Remaining on Lease:	4 Years	CAP:	8.15%
Closed:	8/31/2022				



Sale Comparables



SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	TERM REMAINING	CAP	
601 W Pike St, Canonsburg, PA 15317	\$3,500,000	13,680	\$255.8	7 Months	8.21%	
SALE COMPS	PRICE	BLDG SF	PRICE/SF	TERM REMAINING	CAP	CLOSE
1115 W Prospect Rd, Ashtabula, OH 44004	\$1,520,000	11,325	\$133.8	3 Years	8.25%	8/18/2023
479 Main Street, Grafton, OH 44044	\$3,150,000	14,804	\$212.8	8 Years	7.60%	8/20/2023
1396 W Chestnut St, Washington, PA, 15301	\$5,100,000	13,813	\$369.2	7 Years	8.18%	8/30/2023
600 Chestnut Ave, Altoona, PA 16601	\$3,230,000	18,667	\$173.1	4 Years	8.15%	8/31/2022



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