



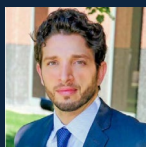
RITE AID PHARMACY

217 S Blakely Street, Dunmore, PA

8 YEARS REMAINING | 11,180 SF | CORPORATE GUARANTEE | IN-STORE AMAZON LOCKER



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INVESTMENT SUMMARY



ASKING PRICE
\$3,900,000



CAP RATE
9.32%



LEASE TYPE
NNN



NOI
\$363,458.48



YEAR BUILT
2007



BUILDING SIZE
11,180 +/- SF



LOT SIZE
1.14 ACRES



PROPERTY TYPE
NET-LEASED RETAIL

INVESTMENT HIGHLIGHTS



PROPERTY SUMMARY

Building	11,180 Sq. Ft.
Lot Size	1.16 Acres
Year Built	2007
Lease Type	Absolute NNN
Frontage	72 Ft. on Potter Street
Parking	35 +/- Surface Spots
Walk Score	83 Very Walkable
Zoning	Commercial
Type of Ownership	Fee Simple
Property Type	Single-Tenant Retail
Property Tax	\$61,240
Parcel Number	14650020030



PROPERTY HIGHLIGHTS



- ✓ **Long-Term Lease & Extensions:** Lease Expiring on April 30, 2033, and (6) 5-Yr Options
- ✓ **Triple Net Lease (NNN):** Minimal Landlord Responsibility
- ✓ **Hard Corner:** Situated at a high-traffic intersection,
- ✓ **High visibility and accessibility:** 2 Points of Ingress and Egress
- ✓ **Building Amenities:** Canopy Drive-Thru and Pylon Signage
- ✓ **Stellar Demographics:** Surrounded by developed residential area within walkable distance and 119,162 PPL within 5-Mile
- ✓ **Located on a Commercial Intersection:** Adjacent to UPS Store and near Rita's Italian Ice Cream & Frozen Custard, Liberty Tax, People's Security Wealth Advisors, Verizon Business Services, Grande Pizza Restaurant and Bar, AT&T Store, Nook Salon, Pizza Hut, and many others



INVESTMENT SALES FINANCIAL



THE INVESTMENT

PROPERTY	RITE AID – Dunmore, PA
PROPERTY ADDRESS	217 S Blakely St. Dunmore, PA 18512
PRICE	\$3,634,585
CAP RATE	10.00%
NET OPERATING INCOME	\$363,458.48
TYPE OF OWNERSHIP	Fee Simple

PROPERTY INFO

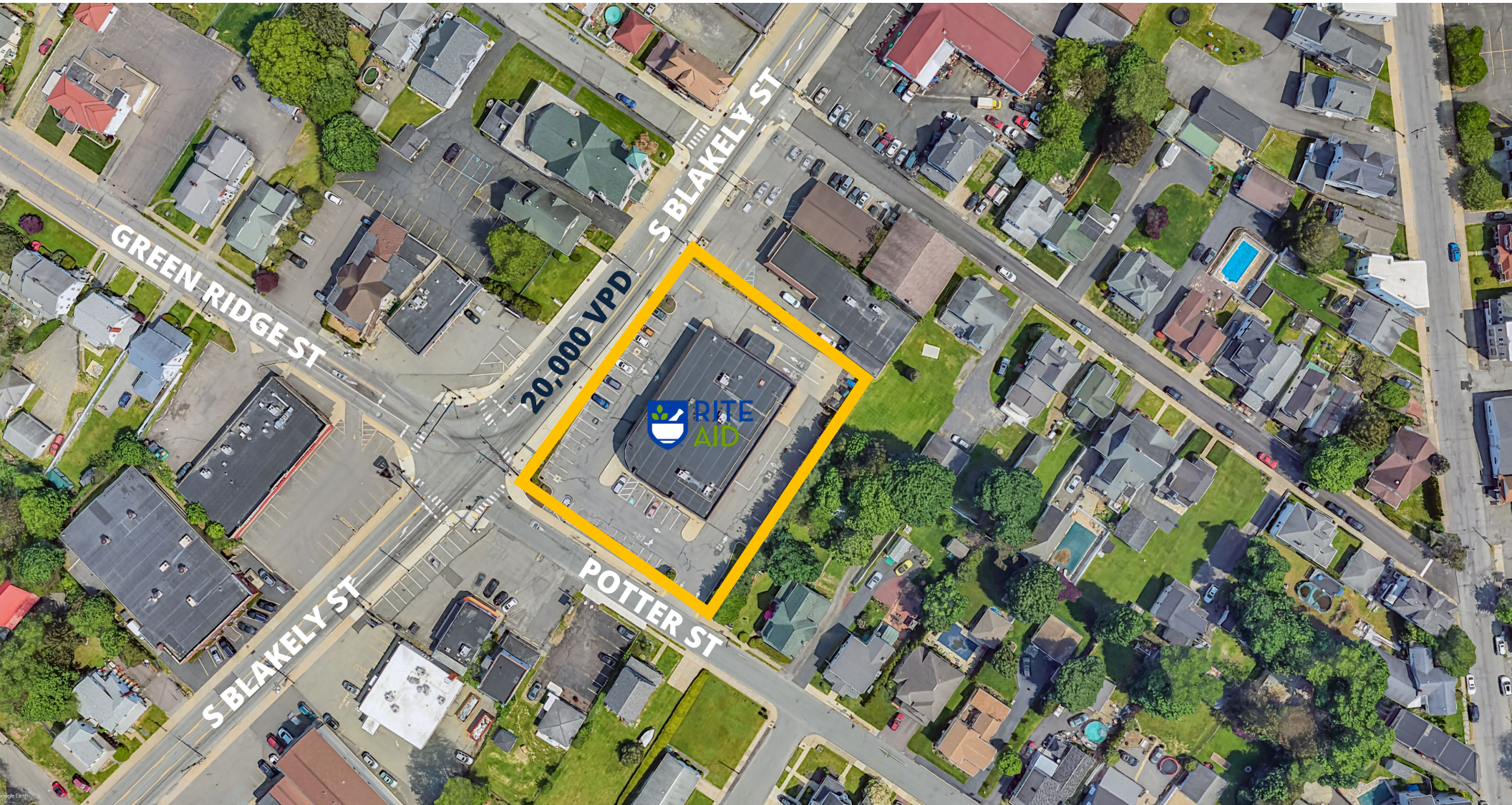
PROPERTY CATEGORY	Net Leased Drug Store
TENANT	Rite Aid Pharmacy
RENT INCREASES	No
GUARANTOR	Corporate Guarantee
LEASE TYPE	NNN
RENT COMMENCEMENT	April 28 th , 2023
RENT EXPIRATION	April 30 th , 2033
ORIGINAL LEASE TERM	20 Years
TERM REMAINING	8 Years
RENEWAL OPTIONS	(6) 5-year Options
LANDLORD RESPONSIBILITY	Structure & Roof
TENANT RESPONSIBILITY	Taxes, Insurance, CAM

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT PSF	CAP RATE
4/28/23 – 4/30/33	\$363,458.48	\$30,288.21	\$32.51	10.00%
OPT 1 5/1/33 – 4/30/38	\$424,174.00	\$35,347.83	\$37.94	11.67%
OPT 2 5/1/33 – 4/30/38	\$435,327.00	\$36,277.25	\$38.94	11.98%
OPT 3 5/1/38 – 4/30/43	\$446,480.00	\$37,206.67	\$39.94	12.28%
OPT 4 5/1/43 – 4/30/48	\$457,633.00	\$38,136.08	\$40.93	12.59%
OPT 5 5/1/48 – 4/30/53	\$468,786.00	\$39,065.50	\$41.93	12.90%
OPT 6 5/1/53 – 4/30/58	\$479,939.00	\$39,994.92	\$42.93	13.20%



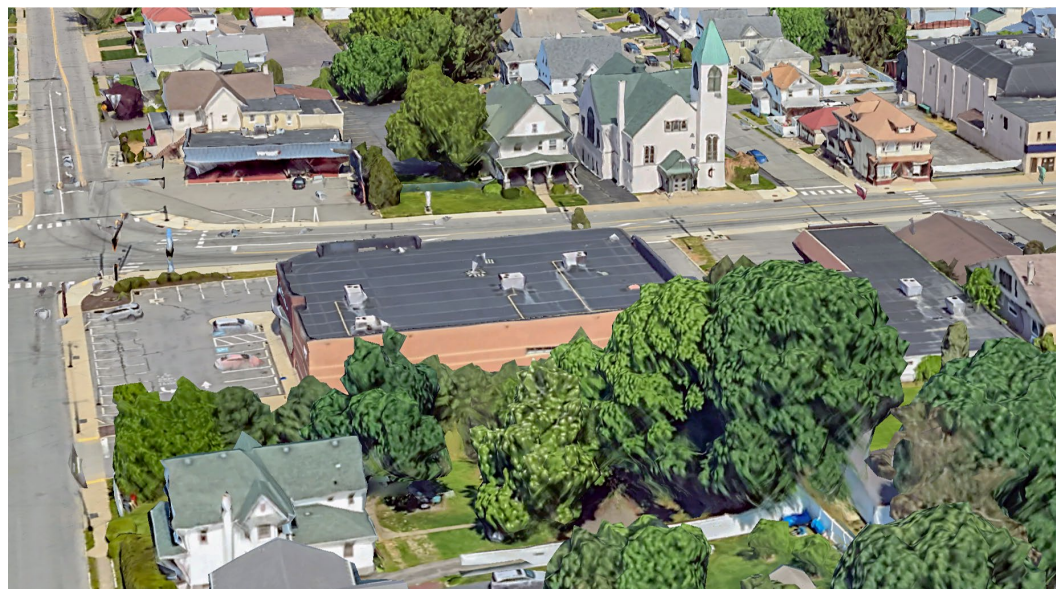
PROPERTY OUTLINE



OFFERING MEMORANDUM
RITE AID PHARMACY | DUNMORE, PA



AERIAL VIEWS



OFFERING MEMORANDUM
RITE AID PHARMACY | DUNMORE, PA



LOCAL OVERVIEW



Miracle Shopping Center

Big Lots | Advance Auto Parts | Market 32 | Wendy's



DUNMORE JR/SR HIGH SCHOOL

SHEETZ



Dunmore Cemetery



Summa's Hardware

Weinberg Park



Nardoizzi's Pizza



S Blakely St

217 S



amazonlocker



Murphy Law
Office P.C.



LOCAL OVERVIEW



OFFERING MEMORANDUM
RITE AID PHARMACY | DUNMORE, PA

LOCATION DEMOGRAPHICS



Current Year Summary	1 mile radius	3 mile radius	5 mile radius
Total Population	18,361	81,947	119,162
Total Households	7,308	33,412	49,462
Total Family Households	4,038	18,056	27,561
Average Household Size	2.28	2.26	2.27
Median Age	40.6	39.2	40.6
Population Age 25+	13,395	56,315	83,517
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.12%	0.03%	0.03%
Current Year Income & Household Summary	1 mile radius	3 mile radius	5 mile radius
Median Household Income	\$66,933	\$53,551	\$55,858
Average Household Income	\$88,522	\$76,541	\$79,371
Per Capita Income	\$35,819	\$31,385	\$33,161
Current Year Summary Business Data	1 mile radius	3 mile radius	5 mile radius
Total Businesses	650	3,865	5,634
Total Daytime Population	14,360	87,355	131,384
Daytime Population: Workers	5,993	44,434	69,361
Daytime Population: Residents	8,367	42,921	62,023

IN 5-MILE RADIUS



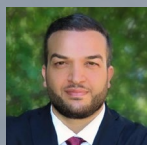
POPULATION
119K+



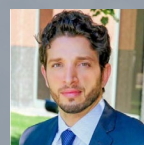
TOTAL
HOUSEHOLDS
49K+



AVERAGE
INCOME
\$79K+



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- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum