

FORMER RITE AID AVAILABLE!

569 S HIGH ST, CORTLAND, OHIO 44410



FOR SALE & FOR LEASE
11,185 SF | 1.46 AC

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CBRE

THE OPPORTUNITY

- Freestanding 11,185 SF former Rite Aid on 1.46 AC available For Sale or For Lease
- The property is located at a signalized intersection and has 380' of frontage along S High St and 216' of frontage along Natale Dr
- Zoning: C-2 Highway Commercial District
- Average household incomes of \$96,117 within a 10-minute radius
- Traffic counts of 11,822 VPD along S High St (Source: ODOT TIMS)
- Nearby retailers include Dollar General, O'Reilly Auto Parts, Walgreens, Burger King, McDonald's, Dollar Tree, Huntington, NAPA Auto Parts and more!



QUICK STATS – 15 MINUTE DRIVE RADIUS



DAYTIME
POPULATION
87,965



POPULATION
83,119



HOUSEHOLDS
36,334

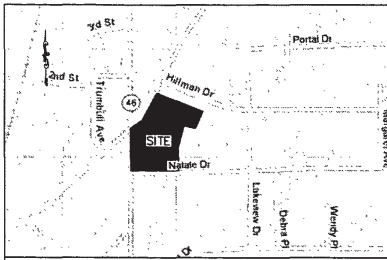


POPULATION
25 & OVER
61,434



AVG. HOUSEHOLD
INCOME
\$79,602

SURVEY



AREA

1.6583 ACRES w/ ROW
72,234 SQUARE FEET
(1.3763 ACRES w/o ROW)

NOTES:

UTILITY LOCATIONS SHOWN HEREON WERE COMPILED FROM PLAN INFORMATION AND/OR FIELD LOCATION OF SURFACE UTILITY STRUCTURES EXACT LOCATION OF UNDERGROUND UTILITIES IS UNKNOWN.

- 1/2 INCH IRON BAR WITH H&A CAP SET

SCHEDULE "B" ITEMS:

THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED JANUARY 7, 2005, AS COMMITMENT NO. CLE 2075, CONTAINS THE FOLLOWING EXCEPTIONS WHICH ARE SURVEY MATTERS:

- ⑥ VOL. 1290, PG. 758 - EASEMENT FOR UTILITY PURPOSES TO OHIO EDISON COMPANY (SHOWN ON MAP - DOES AFFECT SUBJECT TRACT)

ENCROACHMENTS:

- ① ASPHALT DRIVE FROM PROPERTY TO THE NORTH ENCLOSES OVER NORTH PROPERTY LINE ONTO SUBJECT TRACT.
- ② ENCROACHMENT OVER THE SIDE SETBACK ALONG THE EAST PROPERTY LINE WAS APPROVED BY THE BOARD OF ZONING APPEALS ON 4-2-1998.

OCCUPATION

NO OCCUPATION UNLESS OTHERWISE NOTED

ZONING

ZONING DISTRICT: C-2, HIGHWAY COMMERCIAL DISTRICT
FRONT SET BACK - 40'
SIDE SET BACK - 10'
REAR SET BACK - 20'
MAXIMUM BUILDING HEIGHT - 40'

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 390823 EFFECTIVE DATE FEBRUARY 5, 1992 THE SUBJECT PROPERTY LIES WITHIN ZONE "NSFA" WHICH IS DEFINED ON SAID MAP AS "NO SPECIAL FLOOD HAZARD AREA"

PARKING

REQUIREMENT
45 PARKING SPACES REQUIRED FOR FLOOR AREA
+1 PARKING SPACE REQUIRED PER 2 EMPLOYEES

PROVIDED

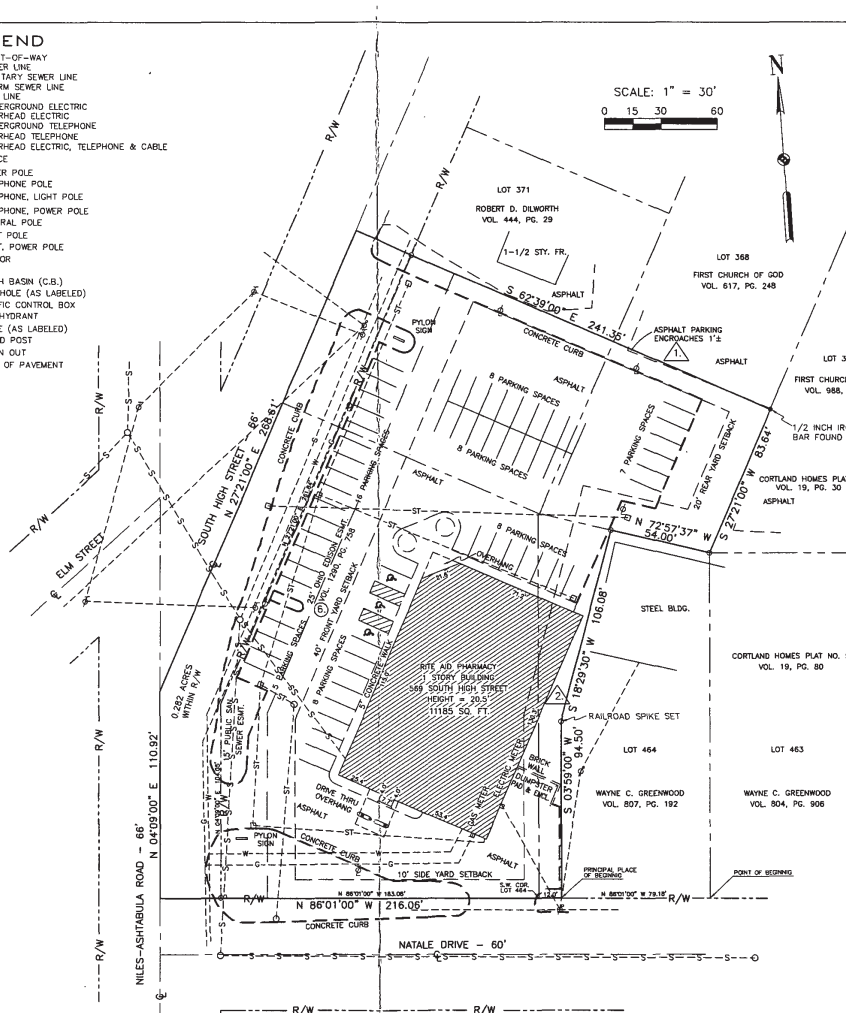
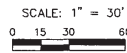
61 REGULAR PARKING SPACES
3 HANDICAP PARKING SPACES
64 TOTAL PARKING SPACES

BASIS OF BEARING:

ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

LEGEND

- R/W- RIGHT-OF-WAY
- W- WATER LINE
- S- SANITARY SEWER LINE
- ST- STORM SEWER LINE
- G- GAS LINE
- UE- UNDERGROUND ELECTRIC
- OE- OVERHEAD ELECTRIC
- UT- UNDERGROUND TELEPHONE
- OT- OVERHEAD TELEPHONE
- OET&C- OVERHEAD ELECTRIC, TELEPHONE & CABLE
- F- FENCE
- P- POWER POLE
- T- TELEPHONE POLE
- L- TELEPHONE, LIGHT POLE
- E- TELEPHONE, POWER POLE
- GP- GENERAL POLE
- LP- LIGHT POLE
- LPP- LIGHT, POWER POLE
- S- SIGN
- CB- CATCH BASIN (C.B.)
- MH- MAN HOLE (AS LABELED)
- FH- FIRE HYDRANT
- G- GUARD POST
- CO- CLEAN OUT
- EOP- EDGE OF PAVEMENT



TITLE COMMITMENT LEGAL DESCRIPTION (AS PROVIDED & SURVEYED)

All that tract of parcel of land lying and being situated in the City of Cortland, County of Trumbull and State of Ohio, and known as being part of Lot No. 464 in Cortland Homes Plat No. 5 as recorded in Volume 19, page 80 of the Trumbull County Records of Plats and part of Lot No. 368 in the Cortland Homes Plat No. 2, recorded in Volume 19, page 30 of Trumbull County Records of Plats and part of Lot No. 32 in the Original Survey of Bozetta Township and being more fully bounded and described as follows:

Beginning on the Northerly line of Natale Drive, 60 feet wide, at the Southeastery corner of said Lot No. 464 thence North 86 degrees 01' 00" West along the Northerly line of said Natale Drive, a distance of 215.06 feet to a point on the centerline of Niles-Ashabula Road (a/k/a SR 5 and SR 46), 66 feet wide;

Course No. 1: thence North 86 degrees 01' 00" West along the Northerly line of said Natale Drive, a distance of 215.06 feet to a point on the centerline of Niles-Ashabula Road (a/k/a SR 5 and SR 46), 66 feet wide;

Course No. 2: thence North 04 degrees 09' 00" East along the centerline of said Niles-Ashabula Road (a/k/a SR 5 and SR 46), a distance of 110.92 feet to a point on the centerline of South High Street (a/k/a Warren-Meadville Road and SR 3), 66 feet wide;

Course No. 3: thence North 27 degrees 21' 00" East along the centerline of said South High Street (a/k/a Warren-Meadville Road and SR 3), a distance of 268.61 feet to the most Northerly corner of lands conveyed to Thomas M. Dilworth and Mary W. Dilworth by deed dated September 15, 1982 and recorded in Volume 111, page 732 of Trumbull County Records;

Course No. 4: thence South 82 degrees 39' 00" East along the Northeastery line of said lands conveyed to Thomas M. Dilworth and Mary W. Dilworth, a distance of 241.33 feet to a point on the Southeastery line of said Lot No. 368;

Course No. 5: thence South 27 degrees 21' 00" East along the Southeastery line of said Lot No. 368, a distance of 83.64 feet to the Northeastery corner of said Lot No. 464 and also being the Northerly line of land conveyed to Wayne C. Greenwood, Sr. by deed dated December 22, 1969 and recorded in Volume 907, page 1074 of Trumbull County Deed Records;

Course No. 6: thence North 72 degrees 57' 37" West along the Northerly line of said land conveyed to Wayne C. Greenwood, Sr., a distance of 54.00 feet to a point;

Course No. 7: thence South 18 degrees 29' 30" West, a distance of 106.08 feet to a point;

Course No. 8: thence South 03 degrees 59' 00" West along a line parallel to the Easterly line of said Lot No. 464, a distance of 94.50 feet to the piece of beginning.

Together with the rights contained in that certain Declaration of Restrictive Covenants made by Wayne C. Greenwood, Sr. and Corbel Greenwood, dated August 20, 1998 and recorded in Book 1274, page 488 of Trumbull County, Ohio Records.

Parcel numbers 34-029300 and 34-29450.

Also known as 569 South High Street, Cortland, Ohio.

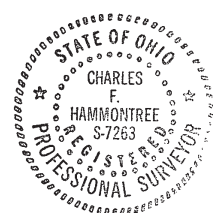
ALTA CERTIFICATION

I HEREBY CERTIFY TO: RITE AID CORPORATION, REALTY INCOME CORPORATION, FIDELITY NATIONAL TITLE INSURANCE COMPANY, GRACE ENTERPRISES, INC. AND CREST NET LEASE, INC., ITS SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2, 3, 4, 5, 7(c), 7(b)(1), 7(c), 8, 9, 10, 11(c), 13, 14 AND 16 OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

DATED THIS 31 DAY OF JANUARY, 2005

Charles F. Hammontree
CHARLES F. HAMMONTREE, P.S.
PROFESSIONAL SURVEYOR # 7263
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF AN OHIO LICENSED SURVEYOR.



<p>Mark Coordinated by</p> <p>ASC NATIONAL LLC 1234 MAIN STREET WALTHAM, MA 02451 TELEPHONE 781.885.6477 FAX 781.842.0466</p>	<p>Drawn by</p> <p>HAMMONTREE & ASSOCIATES, LTD. ENGINEERS, PLANNERS, SURVEYORS CANTON, PITTSBURGH, AARON 3333 STONEHAM ROAD, NORTH CANTON, OHIO 44720 PHONE: CANTON (330) 499-8817 AARON (330) 633-7274 TOLL FREE: 1-800-334-8811 FAX: (330) 499-0149 www.hammontree.com</p>
<p>Project Name</p> <p>RITE AID PORTFOLIO</p>	<p>Project Location</p> <p>CORTLAND, OHIO</p>
<p>Project Address</p> <p>569 SOUTH HIGH STREET</p>	<p>Client Number</p>

<p>ALTA/ACSM LAND TITLE SURVEY</p> <p>DATE OF SURVEY: JANUARY 12, 2005</p> <p>REALTY INCOME CORPORATION 220 WEST CREST STREET ESCONDIDO, CA 92025</p>	<p>SHEET 1 of 1</p> <p>DATE: 01/12/05 DRAWN BY: L.P./KMD CHECKED BY: CFC DATE: 01/12/05 DRAWN BY: L.P./KMD DATE: 01/12/05 DRAWN BY: L.P./KMD</p> <p>REVISIONS:</p> <p>DATE: 1/27/05 BY: KMD</p> <p>DATE: 1/31/05 BY: KMD</p>
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AERIAL VIEW



DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES	20 MINUTES
2024 Population - Current Year Estimate	8,341	25,786	83,119	159,021
2024 Daytime Population	6,937	24,302	87,965	156,301
2024 Households - Current Year Estimate	3,591	11,531	36,334	69,113
2024 Average Household Income	\$101,675	\$96,117	\$79,602	\$74,244
2029 Average Household Income Projection	\$118,376	\$110,640	\$91,832	\$85,969
2024 Median Household Income	\$74,327	\$70,226	\$57,459	\$53,482
2024 Population Over 25	6,134	19,512	61,434	116,247

CONTACT US

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