



RITE AID

PHARMACY

RITE AID

DRIVE THRU

DRIVE THRU

OFFERING MEMORANDUM

Rite Aid
NNN Investment

6912 NEW FALLS RD

Levittown, PA 19057

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DRIVE THRU

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SECTION 1

Investment
Overview



INVESTMENT SUMMARY



INVESTMENT SUMMARY

SALE PRICE:	\$4,840,000
CAP RATE:	6.25%
NOI:	\$302,500
BUILDING SIZE (SF):	15,157
LOT SIZE:	2.27 Acres
LEASE TYPE:	NNN
INITIAL LEASE TERM:	20 Years
REMAINING TERM:	9+ Years

INVESTMENT OVERVIEW

SVN® is pleased to present an excellent opportunity to acquire a single-tenant, net leased Rite Aid investment. The property is comprised of a 15,000+ square foot, single story retail building with drive thru situated on an expansive, commercially zoned 2.27 acres parcel directly adjacent to the 5-points signalized intersection in densely populated Levittown (Bristol Township), Bucks County, Pennsylvania. Rite Aid is currently in year 11 of a 20-year lease term and has 9+ years remaining, in addition to (8) 5-year renewal options. The lease is an absolute NNN ground lease with no landlord responsibilities. Rite Aid has successfully operated this store since 2001 and performed major capital improvements in 2013, which demonstrates their commitment to the location.

LOCATION OVERVIEW

Rite Aid store number 01672 is ideally situated directly adjacent to Levittown's central 5-points intersection with excellent access and visibility from both New Falls Road and Bristol Emilie Road. The average daily traffic counts at this location exceed 31,000 vehicles daily. The property is easily accessible to/from a number of local and major roads, including Woodbourne Road, Levittown Parkway, S. Oxford Valley Road, Rt. 413, Rt. 13, US-1 and I-95/ I-295. This property is a 30-minute drive to/from Philadelphia, Pennsylvania and Princeton, New Jersey and a 90-minute drive to/from New York City.

OPERATING DATA

Rental Term	Annual Rent	Increase
Years 1 - 10	\$275,000	10.00%
Years 11 - 20 (current term)	\$302,500	10.00%
Option 1: Years 21 - 25	\$332,750	10.00%
Option 2: Years 26 - 30	\$332,750	-
Option 3: Years 31 - 35	\$366,025	10.00%
Option 4: Years 36 - 40	\$366,025	-
Option 5: Years 41 - 45	TBD	TBD
Option 6: Years 46 - 50	TBD	TBD
Option 7: Years 51 - 55	TBD	TBD
Option 8: Years 56 - 60	TBD	TBD



PROPERTY DETAILS

SALE PRICE	\$4,840,000
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LOCATION INFORMATION

BUILDING NAME	Rite Aid NNN Investment
STREET ADDRESS	6912 New Falls Rd
CITY, STATE, ZIP	Levittown, PA 19057
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County

BUILDING SPECIFICATIONS

BUILDING SIZE	15,157 SF±
NOI	\$302,500.00
CAP RATE	6.25%
OCCUPANCY %	100.0%
TENANCY	Single
CEILING HEIGHT	16 ft
NUMBER OF FLOORS	1
YEAR BUILT	2013

PROPERTY SPECIFICATIONS

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Free Standing Building
ZONING	C - Commercial
LOT SIZE	2.27 AC ±
APN #	05-034-132
LOT FRONTAGE	432.83 ft
TRAFFIC COUNT	13,250 VPD
TRAFFIC COUNT STREET	New Falls Rd
PARKING RATIO	4.0 / 1000
NUMBER OF PARKING SPACES	63

INVESTMENT HIGHLIGHTS

- Absolute NNN lease - zero landlord responsibilities
- 15,157 SF± building on 2.27 AC± lot
- Drive-thru on site
- 9+ years remaining on lease with eight, 5-year renewal options
- Corporate Guarantee - NYSE: RAD
- Highly visible / accessible location
- Positioned adjacent to signalized, 5-way intersection
- Proximate to densely populated residential/commercial neighborhoods
- Less than two (2) miles from Pennsbury High School and Bucks County Technical High School
- Population >123,000 within 3 miles; average HH income >\$90,000
- Easy access to major highways including Rts. 413, 13, 1 and I-95



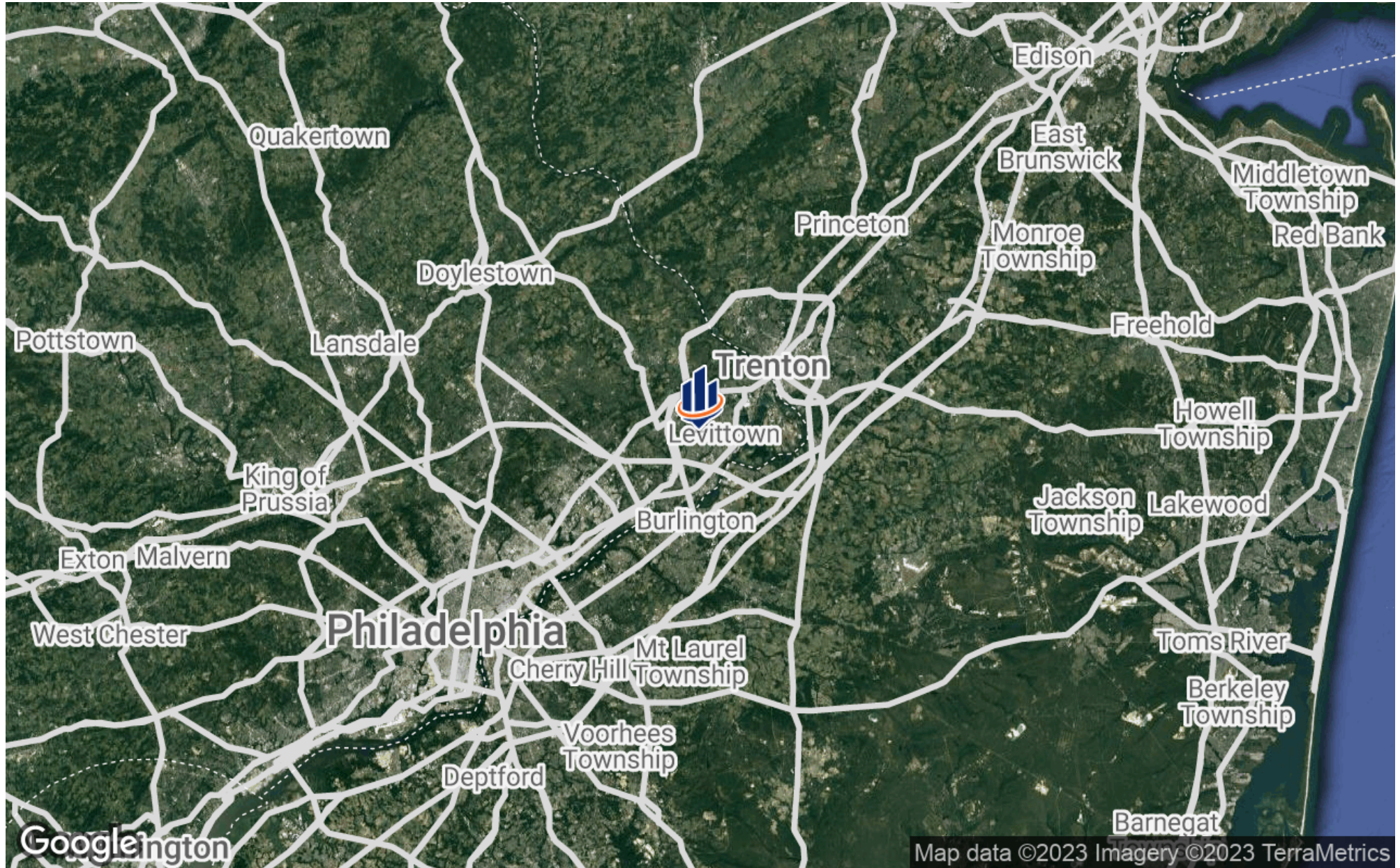
ADDITIONAL SITE PHOTOS



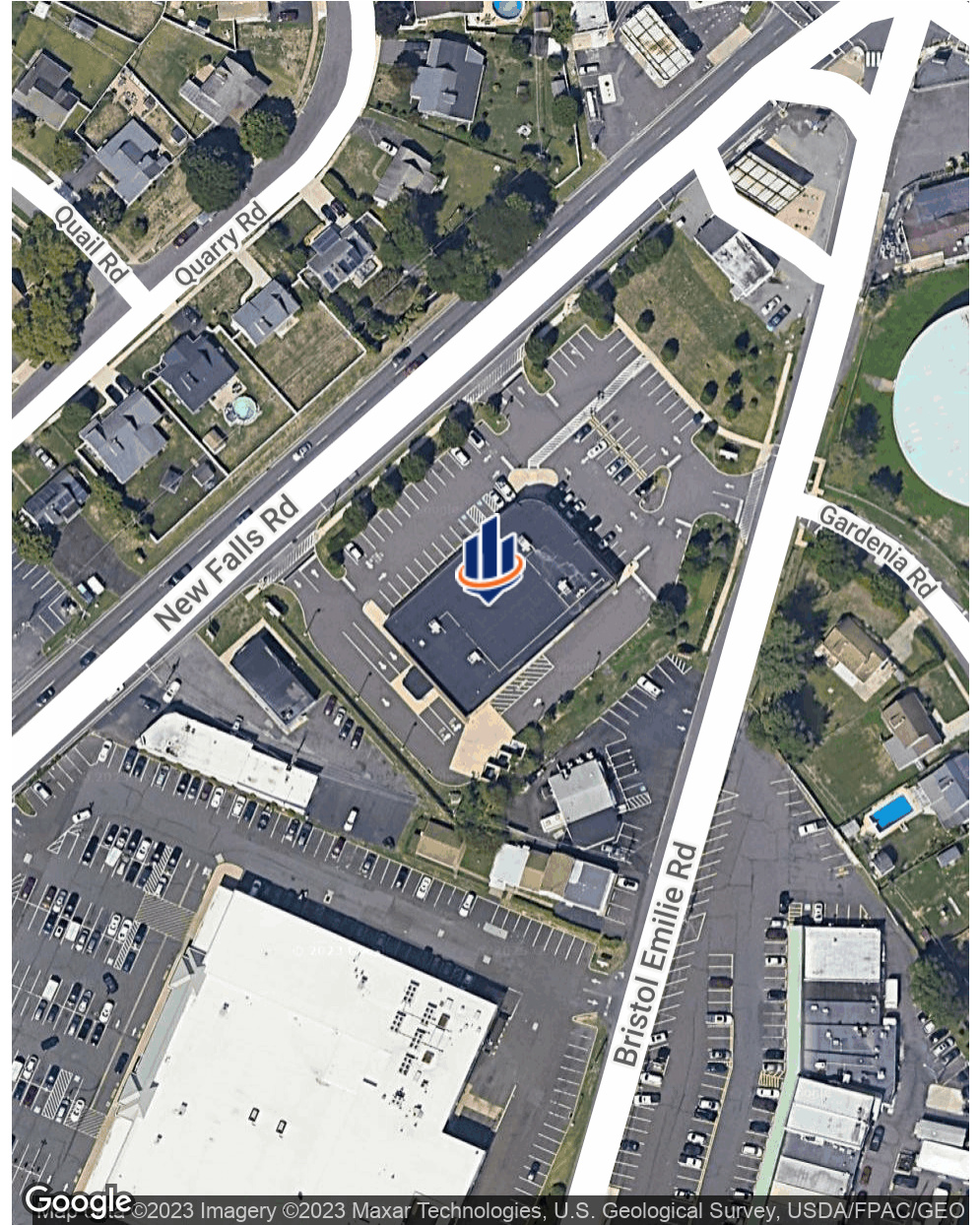
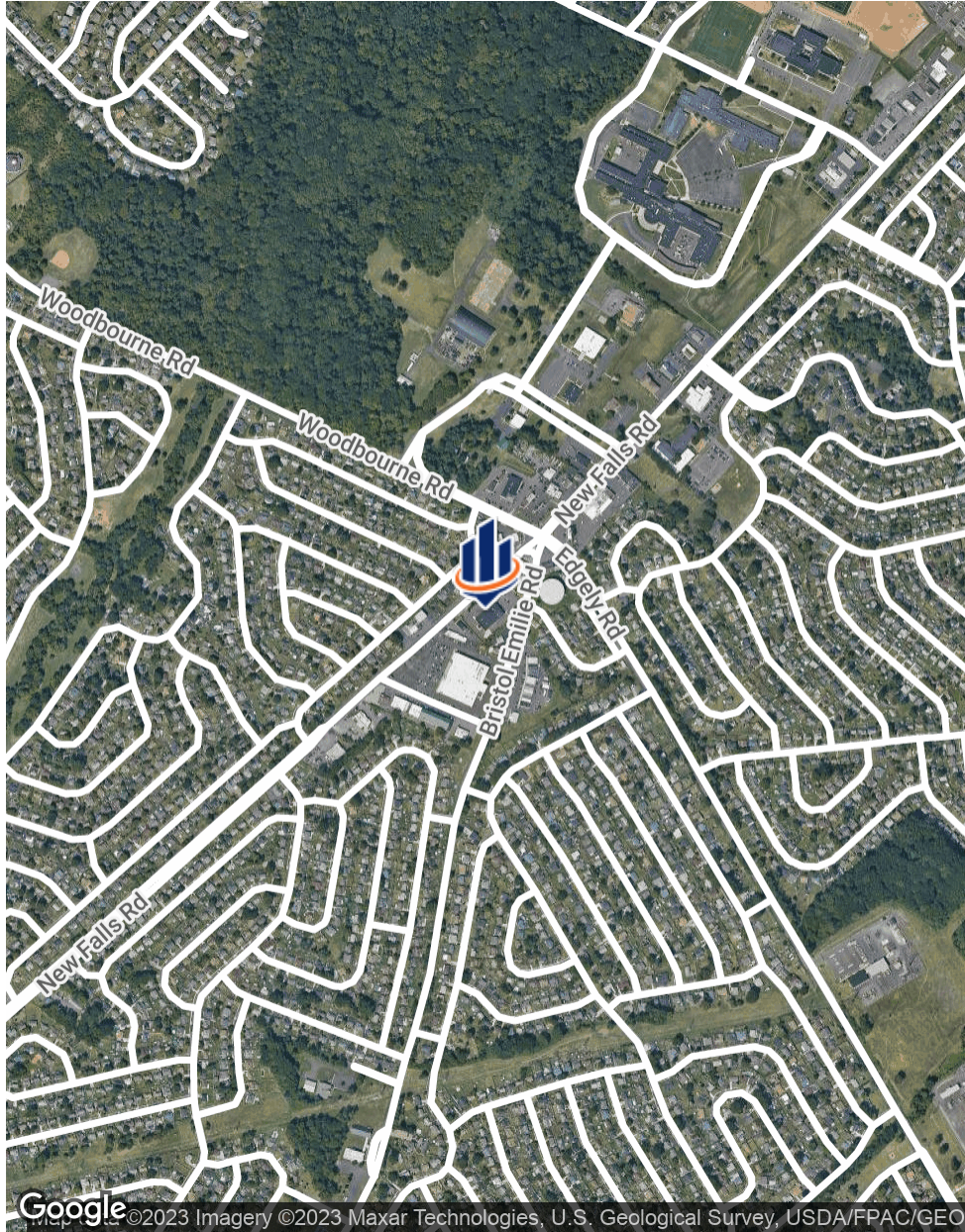


SECTION 2
The Location

REGIONAL MAP



LOCATION MAP







SECTION 3
Tenant Profile



CORPORATE PROFILE

Rite Aid Corporation operates a retail drugstore chain in various states and the District of Columbia. The Company Sells prescription drugs, as well as other products such as nonprescription medications, health and beauty aids, cosmetics. The Pharmacy Services segment provides pharmacy benefit management (PBM) services and a range of pharmacy-related services. This segment also performs prescription adjudication services for other PBMs; and offers integrated mail-order, specialty and compounding pharmacy, and infertility treatment services, as well as drugs benefits under the federal government's Medicare Part D program. As of the end of 2018, the company operated approximately 2,600 stores in 19 states. Rite Aid Corporation was founded in 1927 and is headquartered in Philadelphia, Pennsylvania.

TENANT OVERVIEW

TENANT TRADE NAME	Rite Aid Corporation
TICKER SYMBOL	NYSE: RAD
NET SALES	\$24 Billion
HEADQUARTERS	Philadelphia, PA
WEBSITE	RiteAid.com



SECTION 4
The
Demographics

DEMOGRAPHICS MAP & REPORT

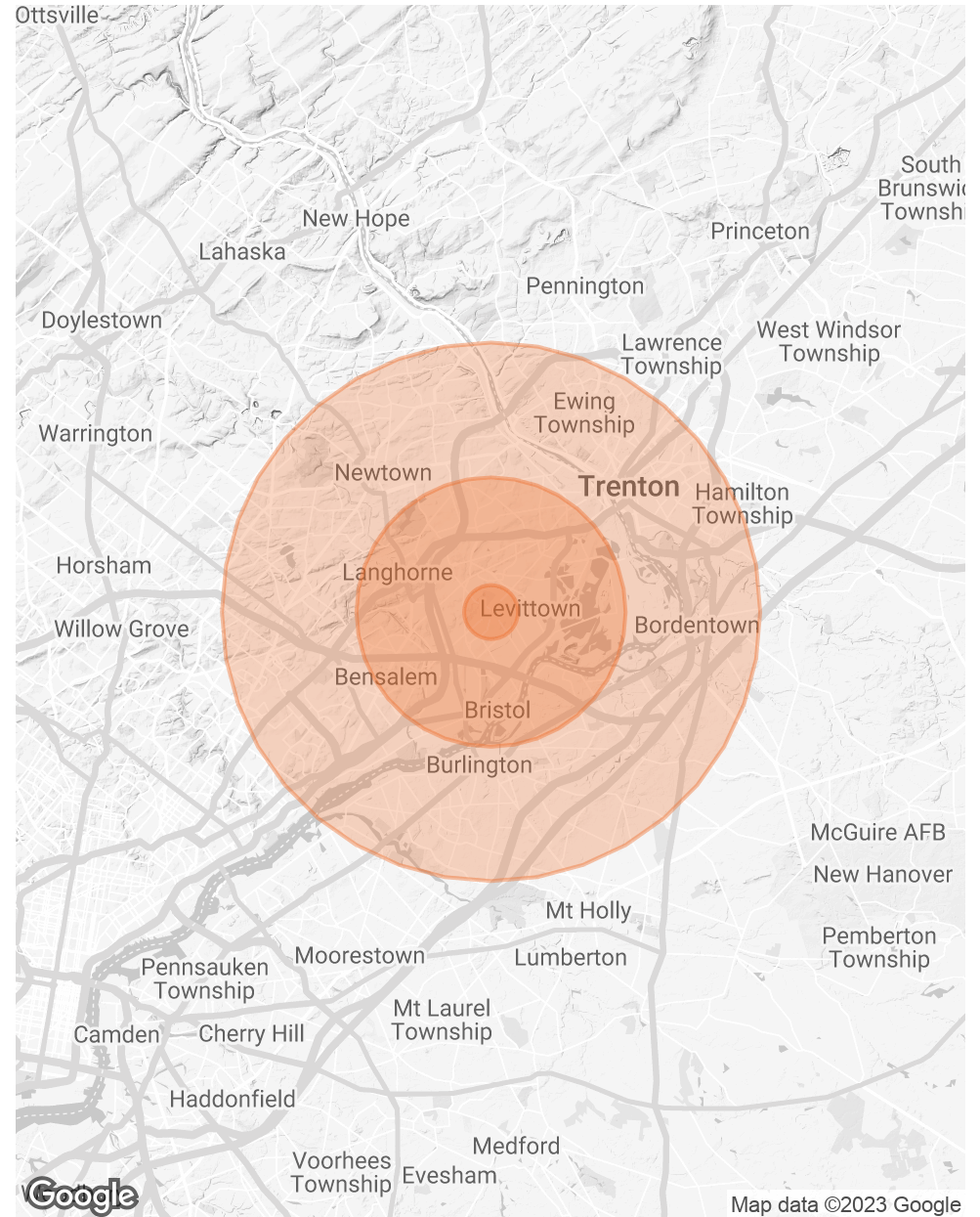
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	16,846	195,988	735,598
AVERAGE AGE	37.8	41.4	41.4
AVERAGE AGE (MALE)	36.5	39.8	39.7
AVERAGE AGE (FEMALE)	38.6	42.6	42.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	5,604	77,096	293,194
# OF PERSONS PER HH	3.0	2.5	2.5
AVERAGE HH INCOME	\$95,872	\$98,725	\$94,503
AVERAGE HOUSE VALUE	\$250,416	\$269,874	\$257,950

* Demographic data derived from 2020 ACS - US Census





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