



FORMER RITE AID FOR SALE OR LEASE

407 CENTRAL AVE | JOHNSTOWN, PA 15902
11,693 SF | 1.34 ACRES

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PROPERTY OVERVIEW

407 Central Avenue presents an exceptional opportunity to purchase or lease a well-located former Rite Aid on approximately 1.34 acres in Johnstown, Pennsylvania. This 11,693 SF free-standing building sits along Central Avenue with prominent visibility and easy access in one of the city's primary commercial corridors.

Positioned just minutes from the region's major healthcare hub—including Conemaugh Memorial Medical Center and numerous surrounding medical office buildings—the property is ideally suited for medical, clinical, or wellness-related users. Its size, open floor plan, and ample parking also support a wide range of other commercial uses such as retail, service-oriented businesses, or future redevelopment.

The generous site layout allows for convenient ingress/egress, potential drive-thru adaptation, and flexible site reconfiguration to meet an operator's needs. As a standalone building, it offers excellent functionality for both owner-users and investors seeking a versatile, adaptable asset.

Centrally located in Johnstown, the property benefits from proximity to nearby businesses, government offices, and public transit, as well as strong connectivity to major roadways serving the greater region. This offering represents a compelling opportunity to reposition a highly visible property in a strategically located and steadily improving market.

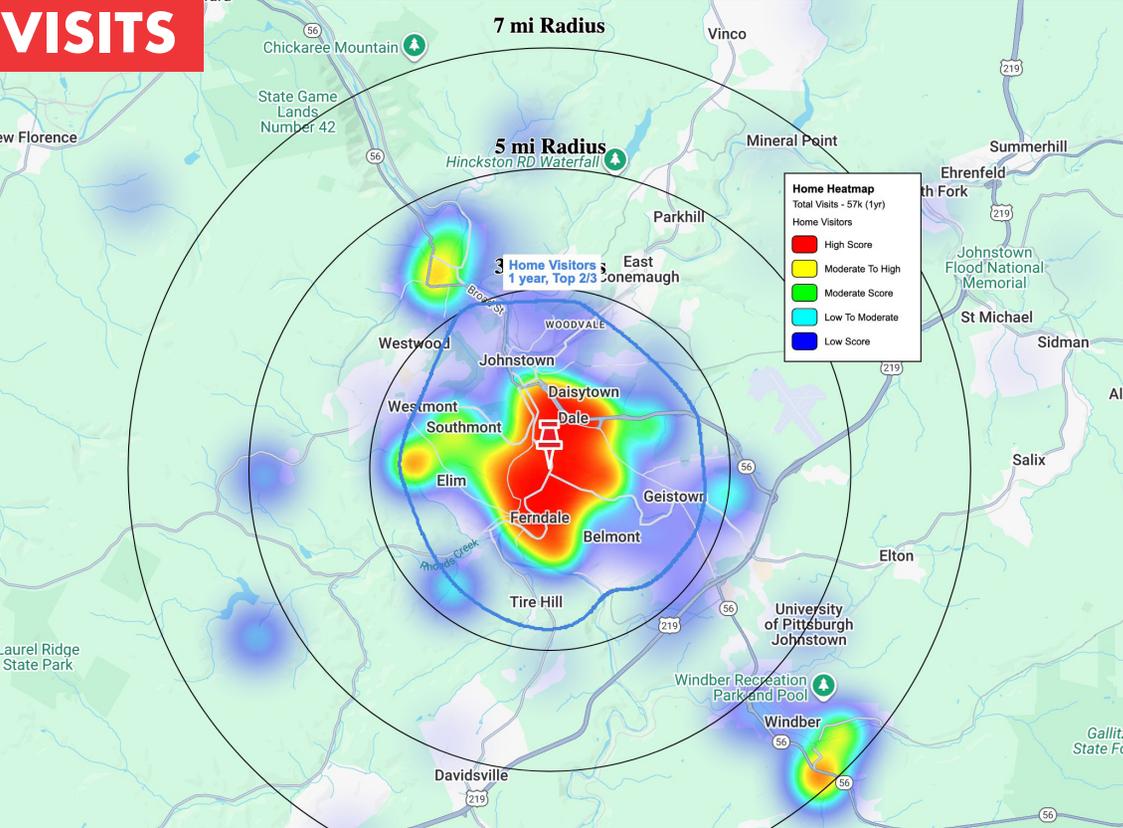


LOCATION

407 Central Avenue is strategically positioned in Johnstown, Pennsylvania, just steps from the region's major medical hub—including Conemaugh Memorial Medical Center and numerous surrounding specialty practices and medical office buildings. Located along the well-traveled Central Avenue corridor, the property benefits from strong visibility and steady daily traffic generated by healthcare facilities, professional offices, retail, and neighborhood services.

This highly accessible location offers convenient connectivity to Route 56, Route 219, and other key roadways, making it easy for patients, employees, and visitors to reach the site from across the Johnstown area. The property is also close to public transit routes serving the medical district and nearby residential neighborhoods seeking a prominent, easy-to-access location with established foot and vehicle traffic.

VISITS



Demographics	3 Miles	5 Miles	7 Miles
Total Population	39,247	61,144	73,542
Employees	19,124	34,426	36,965
Average Household Income	\$80,359	\$81,604	\$81,771
Households	17,796	27,185	32,584

CENTRAL AVE: 7,997 VPD

Source: SitesUSA, Inrix

1.34 ACRES

11,693 SF

 7.9K VPD

 Sheetz

Central Ave

300 Pl

56

DOLLAR GENERAL

giant eagle

WESTWOOD PLAZA

DOLLAR TREE

Westwood Plaza Theatre & Cafe

H&R BLOCK

FAMILY DOLLAR

407 Central Avenue

56

THE HOME DEPOT

LOWE'S Home Improvement Warehouse

giant eagle

BEL AIR PLAZA

HARBOR FREIGHT

DOLLAR GENERAL

FIVE GUYS

sweetFrog

MATTRESS Warehouse

THE JOHNSTOWN GALLERIA

Boscov's Dunham's VSC TRACTOR SUPPLY CO.

Planet Fitness PARK HOME CERNICS

McDonald's PRIMAHI BROS. BURGER KING TACO BELL verizon

STAPLES ASHLEY

EAST HILLS PLAZA

DOLLAR GENERAL

OLIE'S Bargain OUTLET

Little Caesars Pizza

H&R BLOCK

FIREHOUSE SUBS

Aaron's Rent to Own

UNIVERSITY PARK SHOPPING CENTER

BIG LOTS!

CHIPOTLE MEXICAN GRILL

CROSSFIT GYM

56 BUFFET CHINESE

RICHLAND TOWN CENTER

Walmart TJ-MAXX BEST BUY

ROSS DRESS FOR LESS HomeGoods ULTA BEAUTY

five BELOW Panera BREAD Famous Footwear

petco Michaels

DOLLAR TREE SALLY BEAUTY

219

219

56

FAMILY DOLLAR

Randy's
BiLO
FOODS

GREATER JOHNSTOWN
SENIOR HIGH SCHOOL



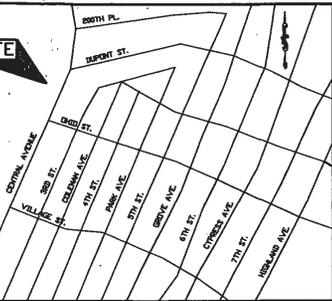
407 Central Avenue

7.9K VPD

GapVax



SITE



VICINITY MAP
NOT TO SCALE

FLOOD STATEMENT

SITE DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATED OF A1 (AREAS OF LOW FLOOD RISK) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY/AMERICAN RED CROSS FLOOD INSURANCE STUDY WITH AN EFFECTIVE DATE OF AUG. 1, 1983, FOR PARCELS 10 TO 13 IN CITY OF JOHNSTOWN, CAMBRIA COUNTY, PENNSYLVANIA.

ZONING DATA

ZONING: M3 (HEAVY INDUSTRIAL DISTRICT)
 USE: RETAIL PHARMACY
 SETBACKS: NONE
 FRONT: NONE
 REAR: NONE
 SIDE: NONE
 PARKING REQUIREMENTS: 10 PER 1000 SQ.FT. OF BUILDING VARIANCE TO PARKING REQUIREMENTS GRANTED 8-22-89 BY CITY OF JOHNSTOWN BUREAU OF CODE ENFORCEMENT REQUIRES A TOTAL OF 61 STALLS
 PARKING NOTES: 74 REGULAR 3 HC SPACES
 MAXIMUM BUILDING HEIGHT: 40'

SURVEY LEGEND

- CHAIN LINK FENCE
- EDGE OF PAVEMENT
- OVERHEAD WIRE
- CITY WIRE
- REC.
- RECORD
- RIGHT-OF-WAY
- UTILITY POLE
- LIGHT POLE
- IRON PIN FOUND
- IRON PIN SET
- ALSO KNOWN AS
- N/P
- MEASURED
- GAS LINE
- STORM SEWER
- OVERHEAD ELEC.
- POB
- MANHOLE
- CATCH BASIN
- CORRUGATED PLASTIC PIPE

THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

<p>ASC NATIONAL LLC 104 MAIN STREET WALTHAM, MA 02451 TELEPHONE 781.893.6477 FAX 781.642.8966</p>	<p>NORTHERN SURVEYORS & ASSOC. 137 LINK LANE SLIPPERY ROCK, PA 16057 724-530-6589</p>	<p>ALTA/ACSM LAND TITLE SURVEY</p>	<p>SHEET 1 of 1</p> <p>Date: 07/14/2005 Drawn By: JAS Checked By: JAS/MLB Proj. No.: 1758 REVISIONS</p>
	<p>Project Name: RITE AID PORTFOLIO</p> <p>Project Location: CITY OF JOHNSTOWN</p> <p>Project Address: 407 CENTRAL AVENUE</p> <p>Client Number:</p>	<p>REALTY INCOME CORPORATION 220 WEST CREST STREET ESCONDIDO, CA 92025</p>	

TITLE COMMITMENT LEGAL DESCRIPTION: (AS RECORDED)

All that certain lot, tract or parcel of land situate, being and being in the 17th Ward of the City of Johnstown, Cambria County, Pennsylvania, bounded and described as follows:
 Beginning at a point on the Westerly Right-of-Way line of Central Avenue (SR 0403-00 feet wide), and at the line dividing the property herein described from property now or formerly of Gordon and Linda L. Roberts; thence from said point and along the westerly right-of-way line of said Central Avenue, South 22° 22' 31" West, 491.60 feet to a point of a line dividing the property herein described from property now or formerly of Johnstown Steel Acquisition Corporation; thence from said point and along the last mentioned dividing line the following three courses and distances: North 53° 37' 29" West, 100.00 feet; North 22° 31' East, 502.83 feet; North 53° 16' 12" East (conveniently set north on South 33° 16' 12" West) 100.17 feet to a rebar; thence from said rebar and along the line dividing the property herein described from property now or formerly of Gordon and Linda L. Roberts, South 63° 37' 29" East, 108.00 feet to a point on the westerly right-of-way line of said Central Avenue, said point being the point of beginning.
 Containing an area of 50,430 square feet or 1.3414 acres of land, more or less.
 The above legal description is prepared in accordance with that certain ALTA/ACSM Land Title Survey prepared for the Johnstown (Control) Limited Partnership, et al., by: Baranek-Landino Design Group, dated 11/12/1998, last revised 11/12/1998 and bearing project no. 88P152.
 Being the same premises which Johnstown Steel Acquisition Corporation by deed dated October 27, 1998 and recorded November 18, 1998 in Record Book 1588 page 1152 granted and conveyed unto Johnstown (Control) Limited Partnership, a Georgia limited partnership, in fee.

TITLE COMMITMENT LEGAL DESCRIPTION: (AS SURVEYED)

All that certain tract or parcel of land situate, being and being in the 17th Ward of the City of Johnstown, Cambria County, Pennsylvania, bounded and described as follows:
 Beginning for the same at a point located on the Westerly Right-of-Way line of Central Avenue (SR 0403-00 feet wide), and at the line dividing the property herein described from property now or formerly of Gordon and Linda L. Roberts; thence from said point and along the westerly right-of-way line of said Central Avenue, South 22 degrees 22 minutes 31 seconds West, 492.60 feet to a point of a line dividing the property herein described from property now or formerly of Johnstown Steel Acquisition Corporation; thence from said point and along the last mentioned dividing line the following three courses and distances: North 53° 37' 29" West, 100.00 feet; North 22° 31' East, 502.83 feet; North 53° 16' 12" East 100.17 feet to a point; thence from said point and along the line dividing the property herein described from property now or formerly of Gordon and Linda L. Roberts, South 63° 37' 29" East, 108.00 feet to a point on the westerly right-of-way line of said Central Avenue, said point being the point of beginning.
 Containing an area of 50,502 square feet or 1.343 acres of land, more or less.
 Being the same premises which Johnstown Steel Acquisition Corporation by deed dated October 27, 1998 and recorded November 18, 1998 in Record Book 1588 page 1152 granted and conveyed unto Johnstown (Control) Limited Partnership, a Georgia limited partnership, in fee.

ENCROACHMENT STATEMENT:

NO ENCROACHMENTS WERE FOUND ON THIS PROPERTY.

SURVEYOR'S NOTES:

- 1.) ALL READINGS FOR THIS SURVEY WERE BASED OFF OF ALTA/ACSM SURVEY PREPARED BY BARANEK-LANDINO DESIGN GROUP, DATED 7/9/98.
- 2.) ALL CALLS ARE RECORDED AND MEASURED UNLESS OTHERWISE SHOWN.

NOTES CORRESPONDING TO SCHEDULE B:

- THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED: FEB. 28, 2004, AS COMMENT NO. 10, DOES NOT CONTAIN THE FOLLOWING EXCEPTIONS WHICH ARE SURVEY MATTERS:
- 10.) UNRECORDED OCCUPANCY RIGHTS IN RECORD BOOK 1616 PAGE 170 DOES NOT EFFECT THE PROPERTY.
 - 11.) 1 1/2" TERRA COTTA PIPE CROSSING THE EASTERN PORTION OF SAID PROPERTY, AS DESCRIBED ON ALTA/ACSM LAND TITLE SURVEY PREPARED FOR JOHNSTOWN LIMITED PARTNERSHIP, BY BARANEK-LANDINO DESIGN GROUP, DATED 11/12/98 PROJECT NO. 88P152, DOES NOT EFFECT THE PROPERTY AND CANNOT BE PLOTTED, WHY HAVE BEEN REPLACED BY 36" CPV WELLS ON THE SAME DOWNS DATED 7/9/1998, WHICH IS PLOTTED HEREON.

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.

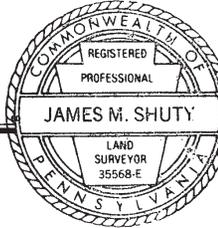
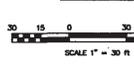
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2, 3, 4, 5, 7(c), 7(b)(1), 7(c), 8, 9, 10, 11(a), 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 8 DAY OF FEB. 2005

PROFESSIONAL SURVEYOR # 35568-E
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A LICENSED SURVEYOR.

James M. Shuty

SURVEY PLAN





For More Information
Contact Us

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Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

