



RITE AID PHARMACY
4332 Cleveland Avenue NW
Canton, OH 44709



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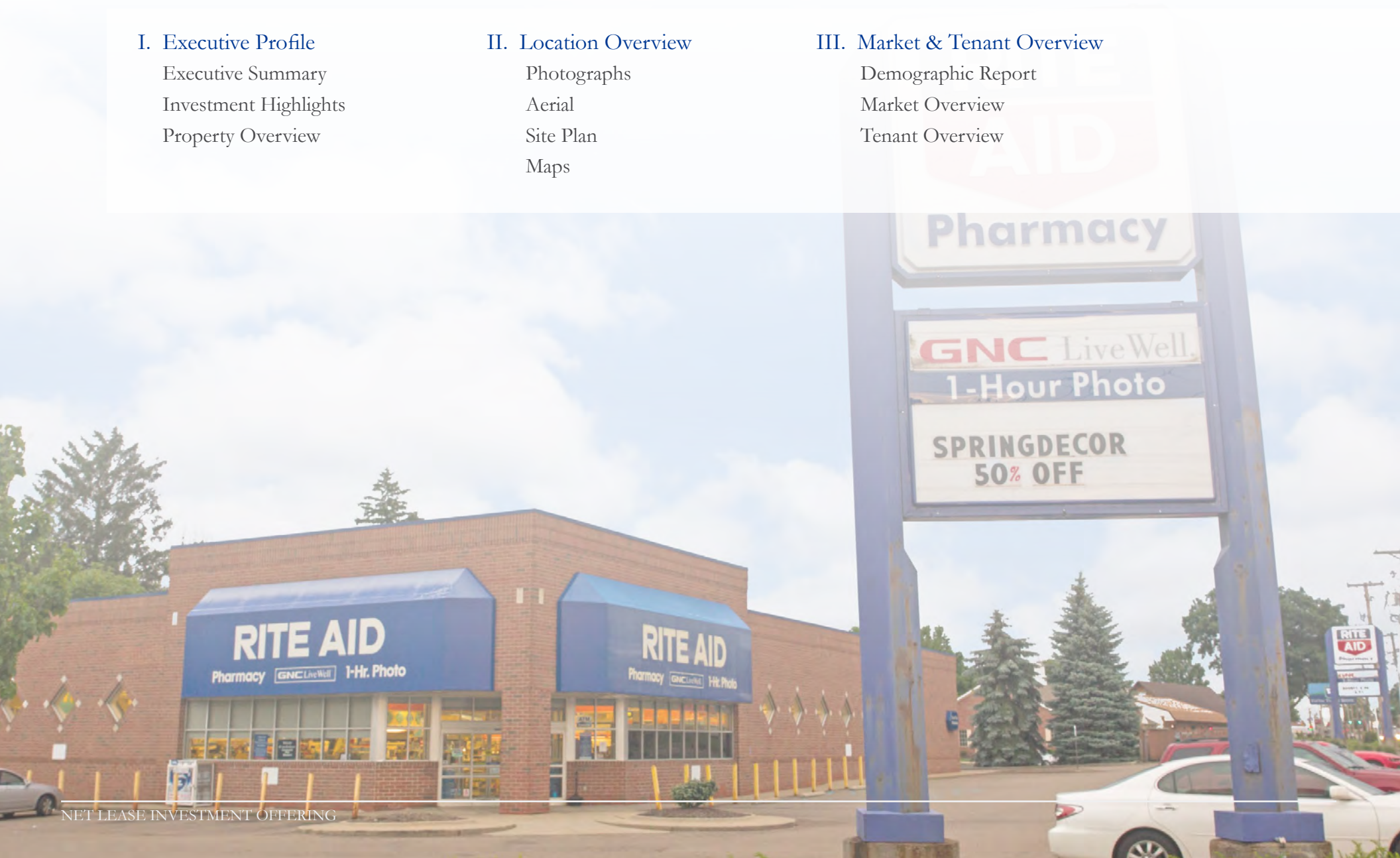
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**DISCLAIMER
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



**EXECUTIVE
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Rite Aid Pharmacy located in Canton, Ohio. The Rite Aid Pharmacy is strategically positioned at the corner of a signalized intersection. The property features a drive-thru, GNC in-store outlet and has excellent visibility and signage. Rite Aid Pharmacy has successfully operated at this location since 1998. There are more than 3 years remaining on the lease that features two 5-year renewal option periods. Rite Aid Pharmacy is one of the nation's leading drugstore chains and the largest drugstore chain on the East Coast.

The 11,385 square foot Rite Aid Pharmacy is strategically positioned at the signalized intersection of Cleveland Avenue and 44th Street. Cleveland Avenue is a primary north-south thoroughfare in the area experiencing traffic counts of 20,700 vehicles per day. The Rite Aid Pharmacy is located less than two and one-half miles from Interstate 77. Interstate 77 experiences traffic counts in excess of 90,880 vehicles per day.

The property is located near Fishers Foods, AutoZone, Fifth Third Bank, O'Reilly Auto Parts and Giant Eagle Supermarket. The property is also located within close proximity to multiple residential communities, local businesses, and schools. Glenwood Intermediate School is located immediately east of the Rite Aid Pharmacy. There are more than 75,955 people living within a three mile radius of the property earning an average household income of \$63,350 per year.

The Rite Aid Pharmacy has over 3 years remaining on their lease which expires December 31, 2020. The original 20 year triple net lease features two 5-year renewal option periods. Rite Aid Corporation is publicly traded on the New York Stock Exchange using the symbol "RAD". There are more than 4,600 stores Rite Aid Pharmacy's in 31 states and the District of Columbia.



**INVESTMENT
HIGHLIGHTS:**

- Drive-thru pharmacy
- Absolute NNN lease with zero landlord responsibilities
- Long operating history at this location (since 1998) with an established customer base
- Property includes an in-store GNC outlet
- Positioned at the hard corner with exceptional visibility and easy access
- Retailers located in the area include Fishers Foods, AutoZone, Fifth Third Bank, O'Reilly Auto Parts and Giant Eagle Supermarket
- More than 75,955 people living within a three mile radius of the property earning an average household income of \$63,350 per year



PROPERTY OVERVIEW:

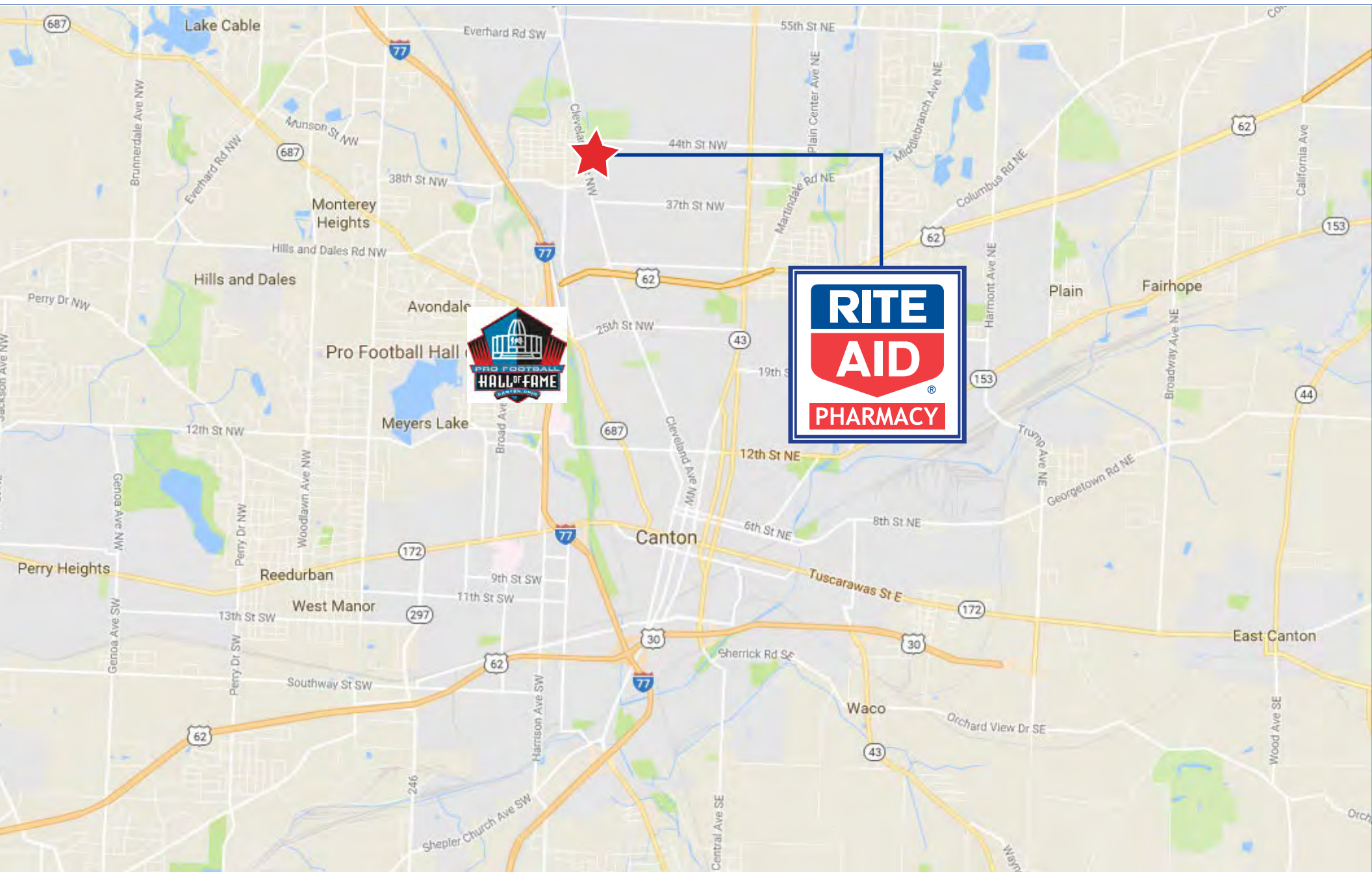
Price:	\$2,878,914
Cap Rate:	8.75%
Net Operating Income:	\$251,905
Renewal Options:	Two 5-Year
Lease Commencement Date:	December 11, 1998
Lease Expiration Date:	December 31, 2020
Tenant:	Rite Aid Pharmacy
Year Built:	1998
Lease Type:	Absolute NNN – No Landlord Responsibilities
Parking:	45 Spaces
Building Size:	11,385 SF
Land Size:	1.37 Acres

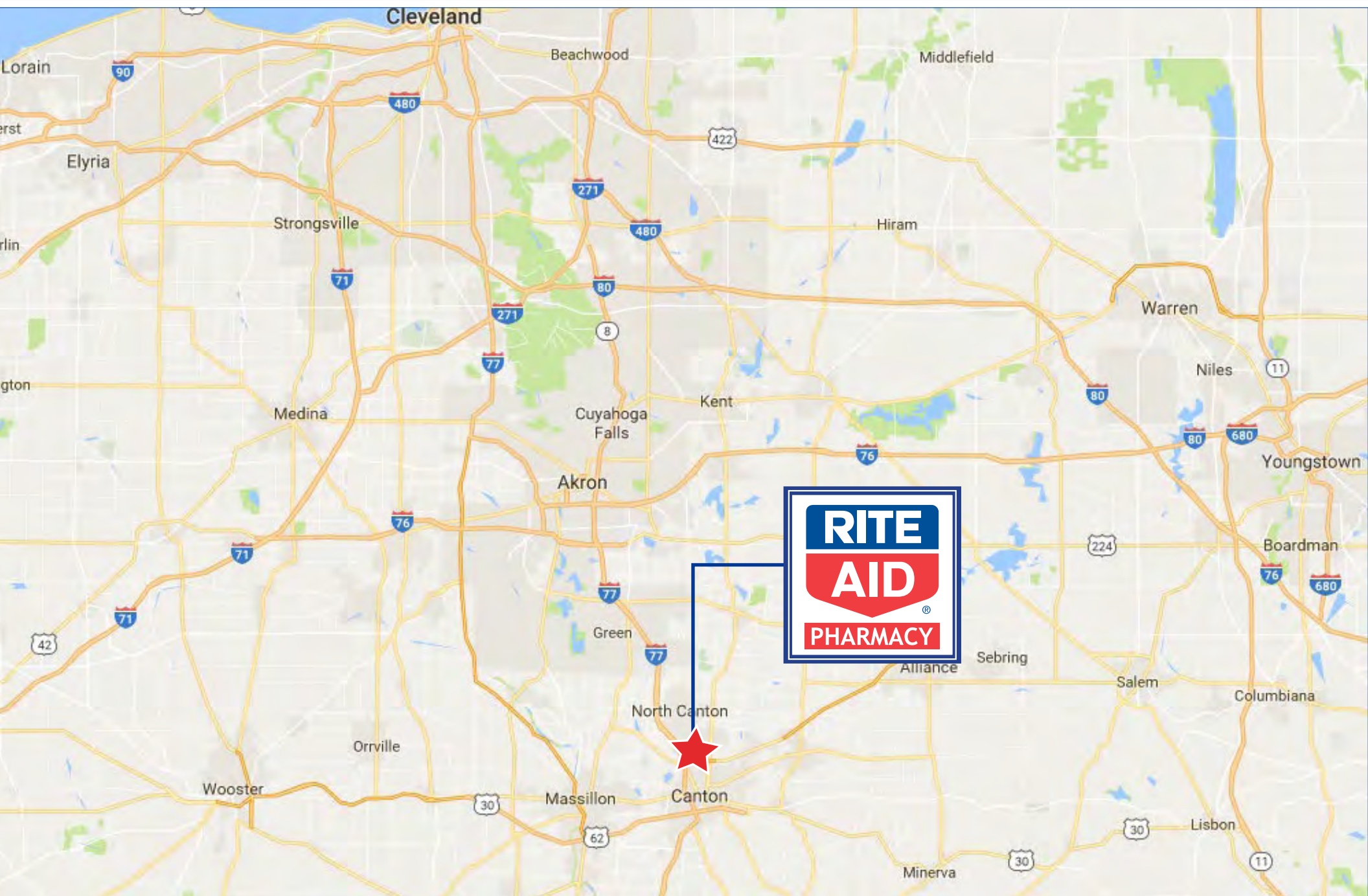












DEMOGRAPHIC REPORT:

Population	1-Mile	3-Mile	5-Mile
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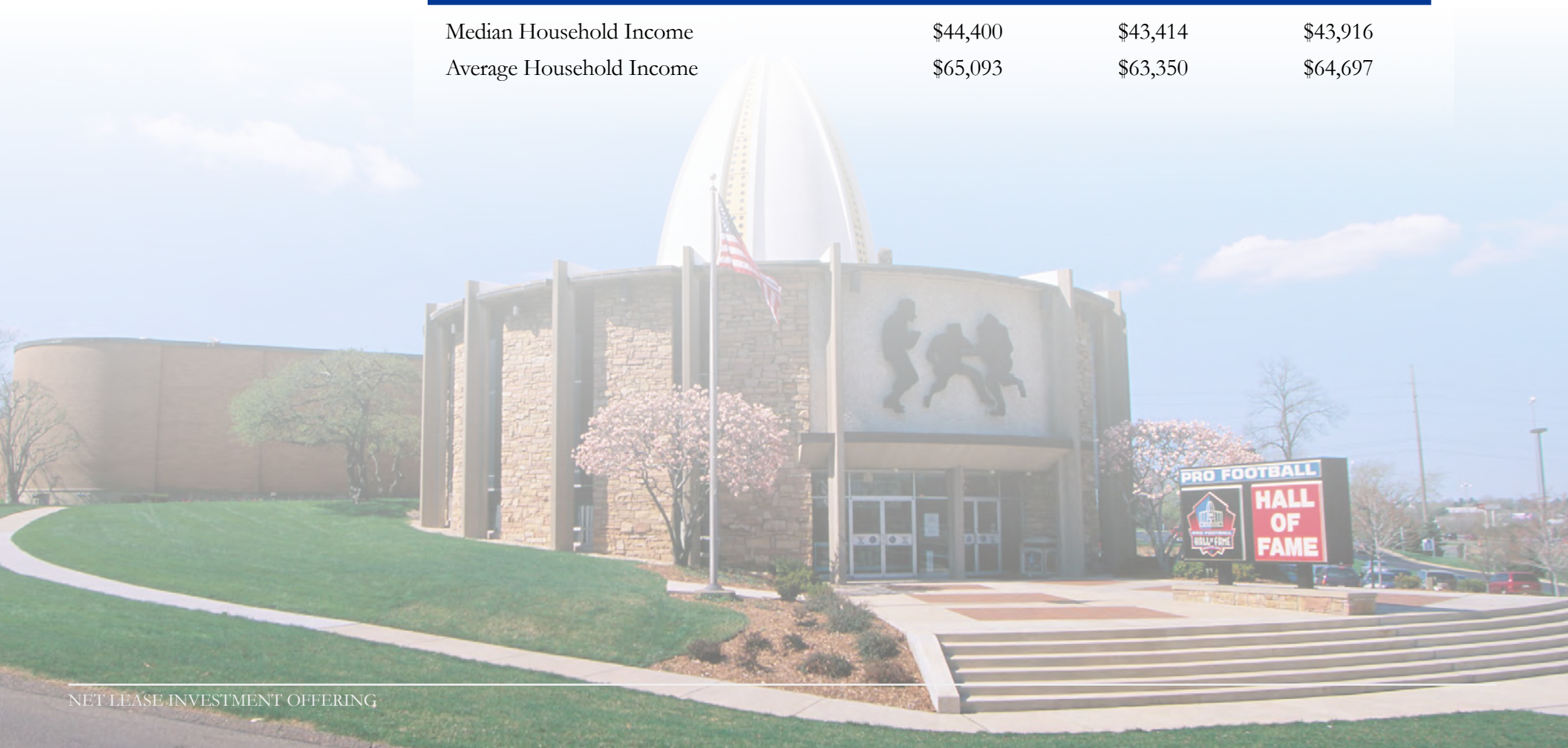
Total Population	8,894	75,956	168,036
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Total Households	4,219	32,771	70,477
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Income	1-Mile	3-Mile	5-Mile
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Median Household Income	\$44,400	\$43,414	\$43,916
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Average Household Income	\$65,093	\$63,350	\$64,697
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**MARKET
OVERVIEW:**



Canton, Ohio

Canton is a city in and the county seat of Stark County, Ohio. It is located approximately 24 miles south of Akron and 60 miles south of Cleveland in Northeast Ohio. Canton lies on the outskirts of the greater northeast Ohio metropolitan area anchored by Cleveland, and is also a short distance away from the periphery of the greater Pittsburgh area. Canton has a population of over 78,000 people. It is the largest incorporated area in the Canton-Massillon Metropolitan Statistical Area, which includes all of Stark and Carroll counties.

Canton is located along Interstate 77, U.S. Route 62, and the historic Lincoln Highway, the present-day U.S. Route 30, and is also the terminus of the Cuyahoga Valley Scenic Railroad. Amtrak offers daily service to Chicago and Washington, D.C., from a regional passenger station located in Alliance, Ohio. The Akron-Canton Regional Airport is a commercial airport located 10 miles north of the city and provides daily commercial passenger and air freight service.

Canton is chiefly notable for two reasons: the first is football, especially the Pro Football Hall of Fame and the formation in 1920 of what eventually became the National Football League. The second is William McKinley, who conducted from his home in Canton the famed front porch campaign which won him the presidency of the United States in the 1896 election. The McKinley National Memorial and the William McKinley Presidential Library and Museum commemorate his life and presidency. Canton was chosen as the site of the First Ladies National Historic Site largely in honor of his wife, Ida Saxton McKinley.

In recent years, Canton has come to experience a renaissance. At the heart of this transformation is the Pro Football Hall of Fame, with its multimillion-dollar “Hall of Fame Village” expansion project. This project has been complemented with significant investments by city leaders in urban redevelopment, which continued with the transformation of the Hotel Onesto into the Historic Onesto Lofts. Other urban renewal plans are underway, which include the redevelopment of the downtown Market Square area. Private investment has furthered Canton’s transformation, which is illustrated by the multimillion-dollar creation of the Gervasi Vineyard, which draws patrons throughout the region. In furtherance of these development initiatives, Canton was one of the first cities in Ohio to create a “designated outdoor refreshment area” legalizing the possession and consumption of “open container” alcoholic beverages in its downtown area.

cantonohio.gov

**MARKET
OVERVIEW:****Cleveland, Ohio**

Cleveland is a city in the state of Ohio and is the county seat of Cuyahoga County, the most populous county in the state. The city is located in northeastern Ohio on the southern shore of Lake Erie, approximately 60 miles west of the Pennsylvania border. Cleveland's economy has diversified sectors that include manufacturing, financial services, healthcare, and biomedical. Cleveland is home to the Rock and Roll Hall of Fame. Cleveland is part of the larger Cleveland-Akron-Canton, OH Combined Statistical Area, which has a population in excess of 3,500,000 people, and ranked as the country's 15th largest CSA.

Cleveland is home to the corporate headquarters of many large companies such as Applied Industrial Technologies, Cliffs Natural Resources, Forest City Enterprises, NACCO Industries, Sherwin-Williams Company and KeyCorp. NASA maintains a facility in Cleveland, the Glenn Research Center. Jones Day, one of the largest law firms in the U.S, began in Cleveland. Cleveland Hopkins International Airport is the city's major airport and an international airport that formerly served as a main hub for United Airlines. It holds the distinction of having the first airport-to-downtown rapid transit connection in North America, established in 1968. The Port of Cleveland, located at the Cuyahoga River's mouth, is a major bulk freight terminal on Lake Erie, receiving much of the raw materials used by the region's manufacturing industries.

city.cleveland.oh.us

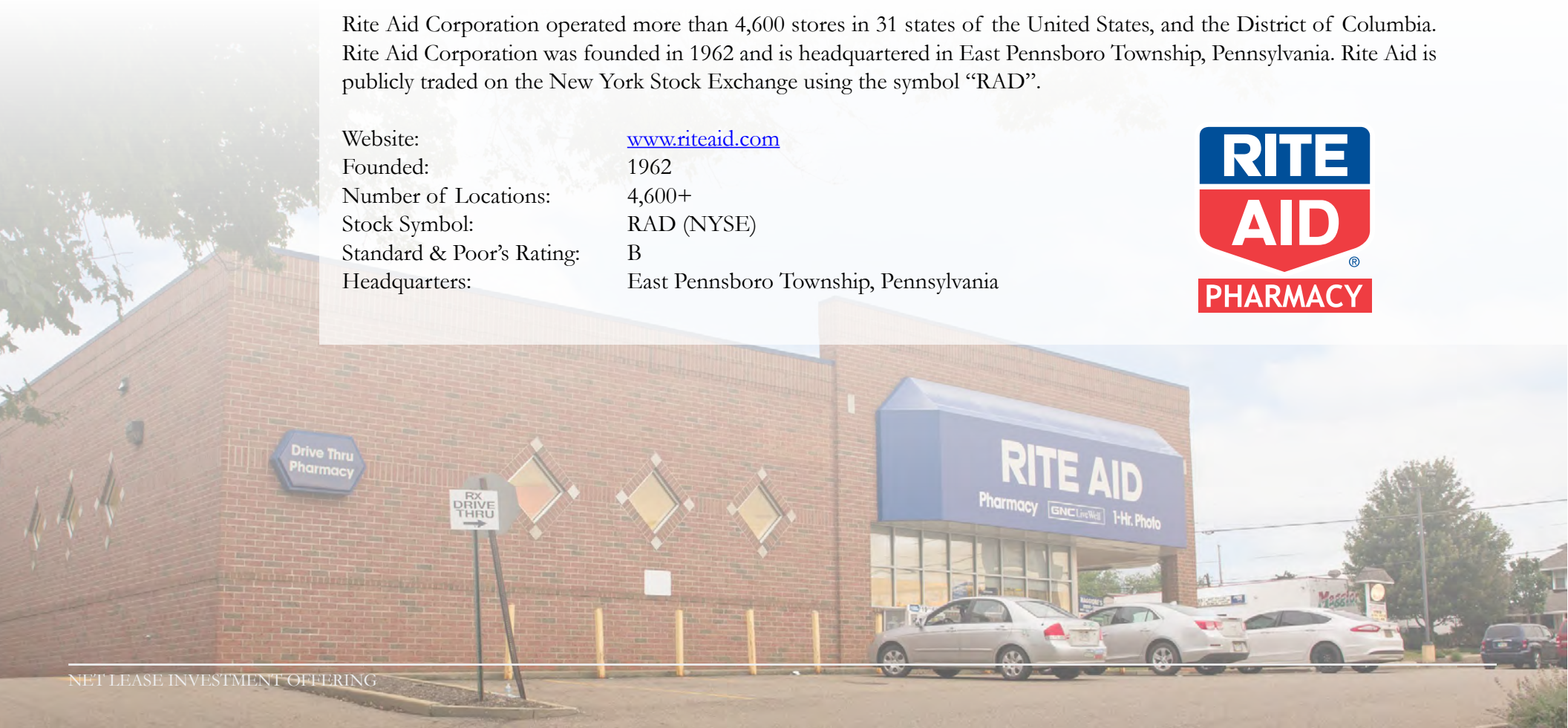
TENANT OVERVIEW:

Rite Aid Pharmacy

Rite Aid Corporation, through its subsidiaries, operates a chain of retail drugstores in the United States. The company sells prescription drugs and a range of other merchandise, including over-the-counter medications, health and beauty aids, personal care items, cosmetics, household items, food and beverages, greeting cards, seasonal merchandise, and other every day and convenience products. It also offers health coaching, shared decision making tools, and health care analytics, including health coaching for medical decisions, chronic conditions, and wellness; population analytic solutions; and consulting services. The company offers its products to customers covered by third party payers, such as insurance companies, prescription benefit management companies, government agencies, private employers, and other managed care providers. It has a strategic alliance with GNC.

Rite Aid Corporation operated more than 4,600 stores in 31 states of the United States, and the District of Columbia. Rite Aid Corporation was founded in 1962 and is headquartered in East Pennsboro Township, Pennsylvania. Rite Aid is publicly traded on the New York Stock Exchange using the symbol “RAD”.

Website: www.riteaid.com
 Founded: 1962
 Number of Locations: 4,600+
 Stock Symbol: RAD (NYSE)
 Standard & Poor’s Rating: B
 Headquarters: East Pennsboro Township, Pennsylvania





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