



**RITE AID PHARMACY**  
340 E High Street  
Pottstown, PA 19464



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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.

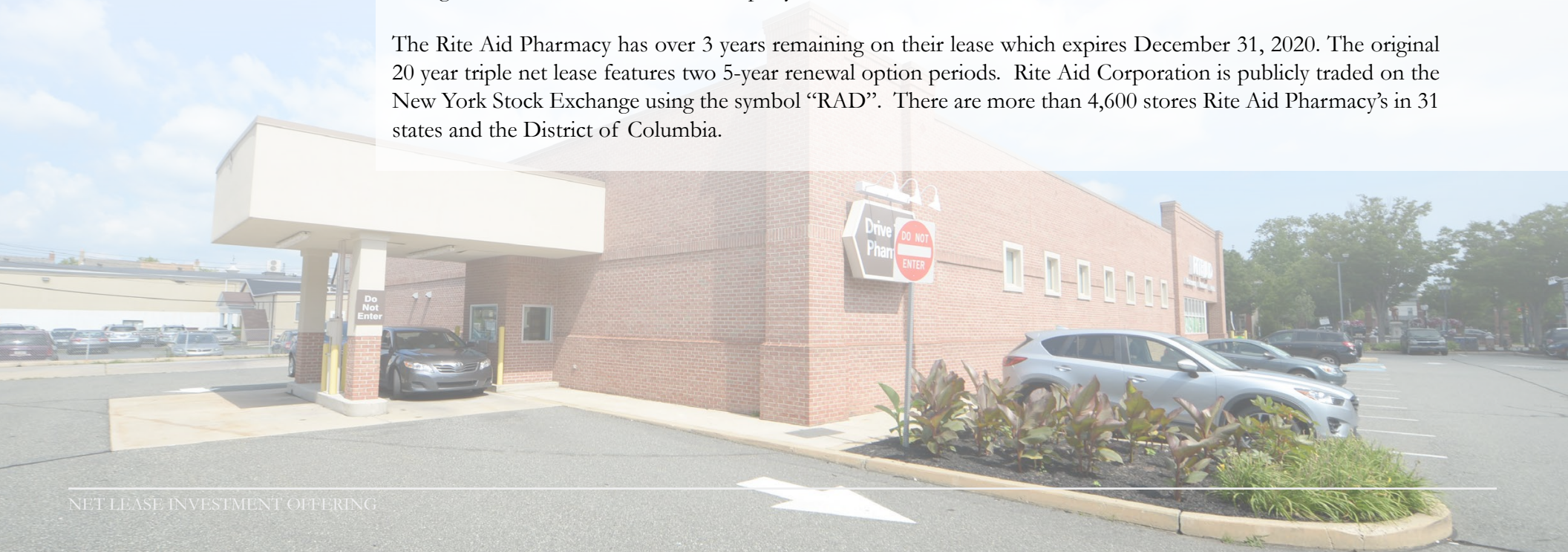


**EXECUTIVE  
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Rite Aid Pharmacy located in Pottstown Pennsylvania, roughly 35 miles northwest of Philadelphia. 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 and recently underwent interior renovations that transformed the original store format into Rite Aid’s new and improved “Wellness” themed format. 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 10,752 square foot Rite Aid Pharmacy is strategically positioned at the signalized intersection of High Street and Evans Street. High Street is a primary thoroughfare in the area providing interchangeable access to Pottstown Pike (PA-100) which experiences traffic counts in excess of 64,000 vehicles per day. The property is located in downtown Pottstown along the town’s main retail corridor within close proximity to local businesses, restaurants, shops and schools. National retailers in the immediate area include AutoZone, Wells Fargo Bank, BB&T and Sherwin-Williams. There are more than 48,000 people living within a three mile radius of the property earning an average household income of \$77,315 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
- Recently interior renovations transformed the original store format into Rite Aid's new and improved "Wellness" themed format.
- Positioned at the hard corner with exceptional visibility and easy access
- National retailers located in the immediate area include AutoZone, Wells Fargo Bank, BB&T and Sherwin-Williams
- More than 48,000 people living within a three mile radius of the property earning an average household income of \$77,315 per year



**PROPERTY OVERVIEW:**

Price:	\$3,215,657
Cap Rate:	8.75%
Net Operating Income:	\$281,370
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:	50 Spaces
Building Size:	10,752 SF
Land Size:	1.06 Acres







Walmart  
Supercenter

RITE  
AID  
PHARMACY

SHERWIN-WILLIAMS

AutoZone

WELLS  
FARGO

UNITED STATES  
POSTAL SERVICE

POTTSTOWN SENIOR  
HIGH SCHOOL

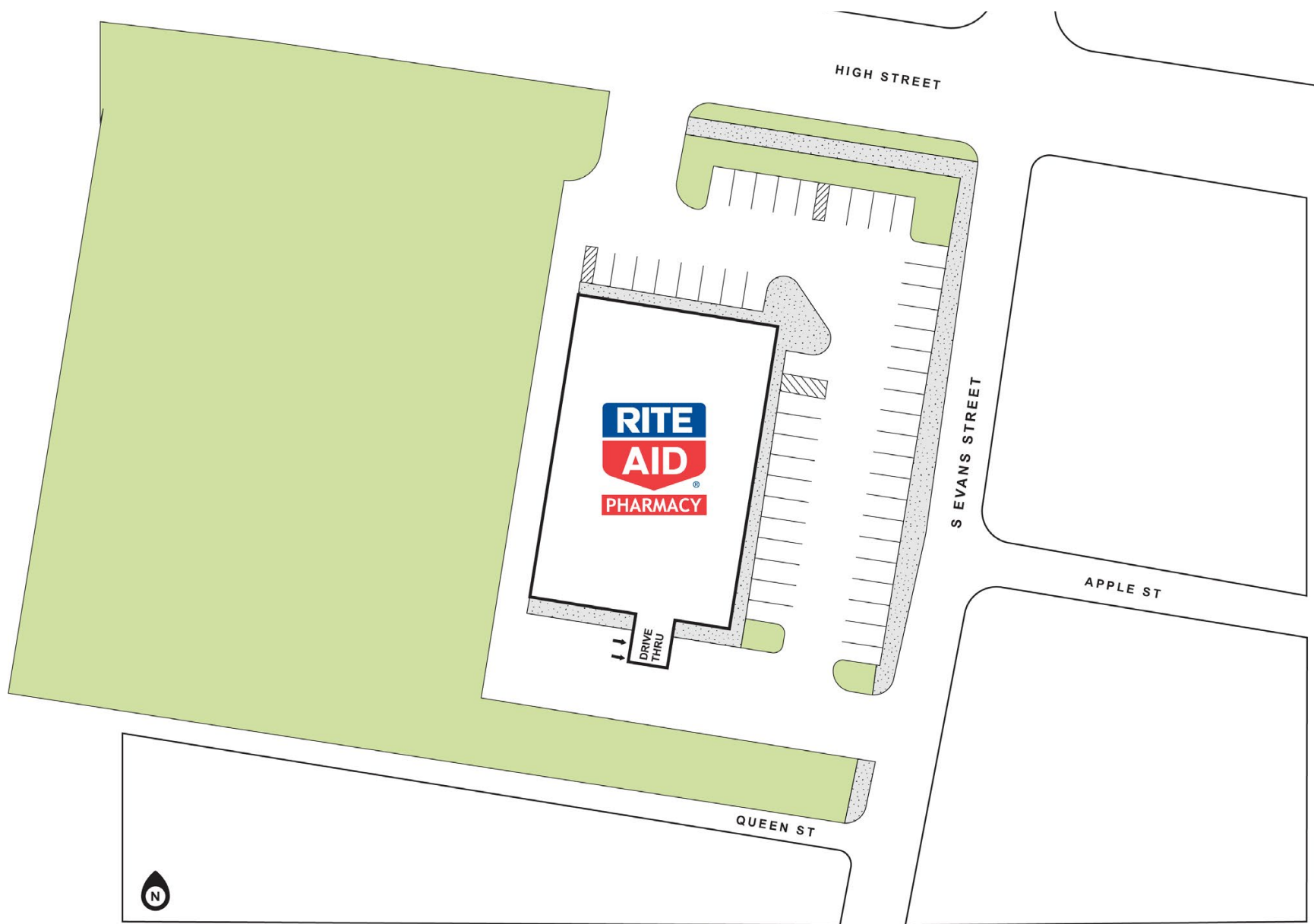
THE HILL SCHOOL  
THE FAMILY BOARDING SCHOOL

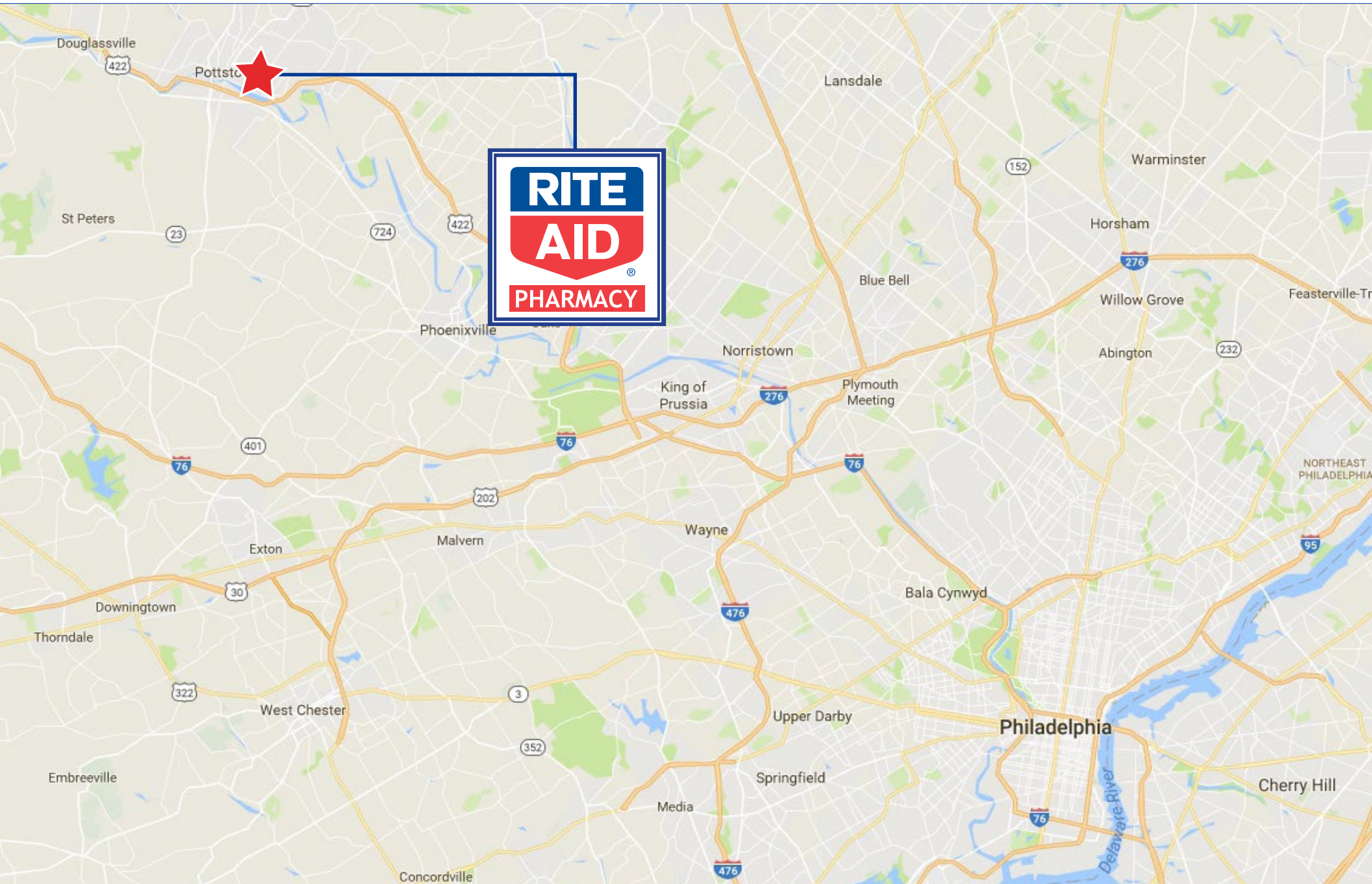
COVENTRY MALL  
DICK'S SPORTING GOODS  
KOHLS  
VICTORIA'S SECRET  
JO-ANN stores inc.  
Bosco's  
800K+ SF, 100+ STORES

NAPA AUTO PARTS

THE HOME DEPOT







**DEMOGRAPHIC  
REPORT:**

Population	1-Mile	3-Mile	5-Mile
Total Population	15,367	48,096	81,614
Total Households	6,282	19,022	31,009

Income	1-Mile	3-Mile	5-Mile
Median Household Income	\$42,601	\$61,344	\$71,542
Average Household Income	\$57,046	\$77,312	\$88,972

**MARKET  
OVERVIEW:**

*Pottstown*

PA



**Pottstown, Pennsylvania**

Pottstown is a borough in Montgomery County, Pennsylvania, roughly 35 miles northwest of Philadelphia on the Schuylkill River. Pottstown has a population of over 22,375 people. Pottstown was laid out in 1752 and named Pottsgrove in honor of its founder, John Potts. The old name was abandoned at the time of the incorporation as a borough in 1815. In 1888, the limits of the borough were considerably extended. Pottstown is the center of a productive farming and dairying region.

The main east-west street in Pottstown is High Street, which continues east of the borough as Ridge Pike. The main north-south street in the borough is Hanover Street. The U.S. Route 422 freeway passes to the south of Pottstown and heads east to King of Prussia and Philadelphia and west to Reading. Pennsylvania Route 100 runs north-south through the Pottstown area, heading south to West Chester and north to Allentown. Pennsylvania Route 663 begins at PA 100 in Pottstown and follows King Street east and Charlotte Street northeast before leaving the borough and continuing to Pennsburg and Quakertown. Pennsylvania Route 724 runs along the south bank of the Schuylkill River in Chester County. Pottstown is serviced by Pottstown Municipal Airport, a general aviation airport, and a short distance from Pottstown is Heritage Field Airport located in Limerick.

[www.pottstown.org](http://www.pottstown.org)

THE BOROUGH OF  
*Pottstown*  
PENNSYLVANIA

**MARKET  
OVERVIEW:****Philadelphia, Pennsylvania**

Philadelphia is the largest city in Pennsylvania and the sixth-most populous city in the United States, with an estimated population of more than 1,568,000 and more than 6 million in the seventh-largest metropolitan statistical area. Philadelphia is the economic and cultural anchor of the Delaware Valley—a region located in the Northeastern United States at the confluence of the Delaware and Schuylkill Rivers with 7.2 million people residing in the eighth-largest combined statistical area in the United States.

In 1682, William Penn, an English Quaker, founded the city to serve as capital of the Pennsylvania Colony. Philadelphia played an instrumental role in the American Revolution as a meeting place for the Founding Fathers of the United States, who signed the Declaration of Independence in 1776 and the Constitution in 1787. Several other key Philadelphia events during the Revolution include the First and Second Continental Congress, the preservation of the Liberty Bell, the Battle of Germantown, the Siege of Fort Mifflin, and the Philadelphia Convention. Philadelphia was one of the nation's capitals in the Revolutionary War, and served as temporary U.S. capital while Washington, D.C., was under construction

The area's many universities and colleges make Philadelphia a top international study destination, as the city has evolved into an educational and economic hub. With a gross domestic product of \$388 billion, Philadelphia ranks ninth among world cities and fourth in the nation. Philadelphia is the center of economic activity in Pennsylvania and is home to seven Fortune 1000 companies.

Two airports serve Philadelphia: the Philadelphia International Airport (PHL), straddling the southern boundary of the city, and the Northeast Philadelphia Airport (PNE), a general aviation reliever airport in Northeast Philadelphia. Philadelphia International Airport provides scheduled domestic and international air service, while Northeast Philadelphia Airport serves general and corporate aviation. In 2013, Philadelphia International Airport was the 15th busiest airport in the world measured by traffic movements (i.e. takeoffs and landings). It is also the second largest hub and primary international hub for American Airlines.

Philadelphia is the birthplace of the United States Marine Corps, and is also the home of many U.S. firsts, including the first library (1731), first hospital (1751) and medical school (1765), first Capital (1777), first stock exchange (1790), first zoo (1874), and first business school (1881). Philadelphia is the only World Heritage City in the United States.

[www.phila.gov](http://www.phila.gov)

**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:	<a href="http://www.riteaid.com">www.riteaid.com</a>
Founded:	1962
Number of Locations:	4,600+
Stock Symbol:	RAD (NYSE)
Standard & Poor’s Rating:	B
Headquarters:	East Pennsboro Township, Pennsylvania





**Randy Blankstein**  
President  
847.562.0003  
[randy@bouldergroup.com](mailto:randy@bouldergroup.com)

**John Feeny**  
Vice President  
847.562.9280  
[john@bouldergroup.com](mailto:john@bouldergroup.com)

666 Dundee Road, Suite 1801  
Northbrook, IL 60062

[www.bouldergroup.com](http://www.bouldergroup.com)

**THE Boulder**   
**GROUP**