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COMMERCIAL REAL ESTATE SERVICES

Rite Aid - Baldwinsville, NY

NET LEASE OPPORTUNITY



### Rite Aid - Baldwinsville, NY

113 Downer Street, Baldwinsville, NY 13027

# **PROPERTY OVERVIEW**

Price:	\$2,797,189	Lease Expiration:	8/17/2028
Cap Rate:	7.40%	Annual Rent:	\$206,992
Building Size:	11,695 SF	Lease Type:	NN
Tenant:	Rite Aid	Renewal Options:	Three 5-Year Remaining
		Rental Escalations:	None

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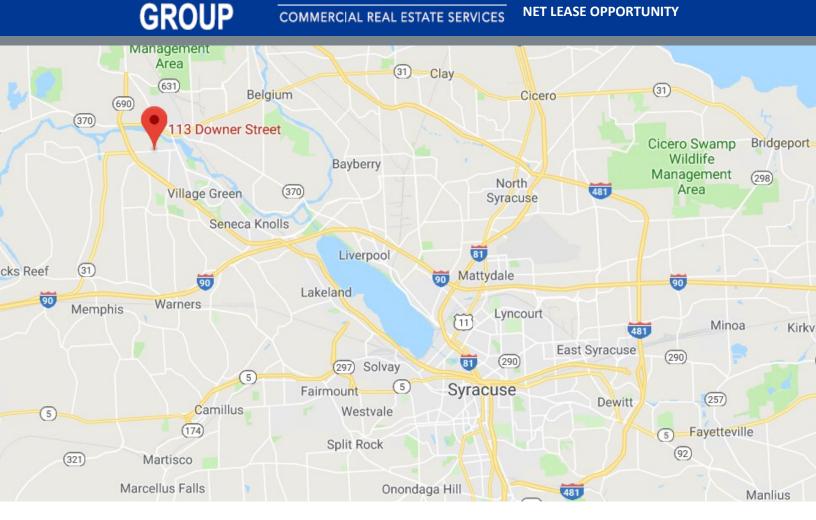
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# PROPERTY HIGHLIGHTS

- Located at the hard corner of a signalized intersection
- Long operating history at the location
- Rite Aid extended their lease early in 2018, illustrating their commitment to the site
- Well above average sales at this location with a very low rent to sales ratio
- Positioned along a primary east-west thoroughfare (15,864 VPD)
- Immediately off of State HWY 690 (18,946 VPD)

# DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	5,327	17,757	36,850
Total Households	2,333	7,213	14,905
Med. Household Income:	\$56,907	\$70,375	\$75,748



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