



RETAIL PROPERTY FOR SALE

ACTUAL PHOTO

RITE AID

1360 Blackwood Clemton Road, Clementon, NJ 08021

Exclusively listed by:

BRANDON HANNA

Managing Partner

248.702.0290

bhanna@encorereis.com

MICHAEL GAGGO

Senior Advisor

248.702.0287

mgaggo@encorereis.com

TABLE OF CONTENTS

Confidentiality & Disclaimer

All materials and information received or derived from Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Encore Real Estate Investment Services, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Encore Real Estate Investment Services, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Encore Real Estate Investment Services, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encore Real Estate Investment Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

Contents

EXECUTIVE SUMMARY	3
PROPERTY PHOTOS	4
GOOGLE MAP	5
AERIAL MAP	6
RETAILER MAP	7
REGIONAL MAP (FULL PAGE)	8
RITE AID PROFILE	9
DEMOGRAPHICS	10

RITE AID

1360 Blackwood Clemton Road | Clementon, NJ 08021

RETAIL PROPERTY FOR SALE

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$2,385,622
NOI:	\$189,657
Cap Rate:	7.95%
Land Acreage:	1.5 Acres
Year Built:	1997
Building Size:	11,136
Price / SF:	\$214.22
Base Rent:	\$17.03

LEASE SUMMARY

Lease Type:	Absolute Net
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Term Remaining:	4.5+ Years
Original Lease Term:	20 Years
Commencement Date:	05/30/1997
Current Term Expiration:	05/31/2024
Options:	One (1), Five-Year
Guarantor:	Corporate Guarantee

PROPERTY HIGHLIGHTS

- Absolute Net Lease Structure - Zero Landlord Responsibilities.
- Lease is Corporately Guaranteed by Rite Aid, Inc. / S&P "B" Rated.
- Site was renovated to Wellness Store Concept in 2017.
- 4.5+ Years Remain on the Initial Term.
- Traffic Counts on Blackwood Clementon Road Exceed 28,000 VPD+/- Daily.
- Highly Visible Signalized Hard Corner Location with Drive-Thru.
- Attractive 5 Mile Demographics with Over 202,000 Residents.
- Average Household Income of \$79,000 in a 3 Mile Radius.

RITE AID

1360 Blackwood Clemton Road | Clementon, NJ 08021

RETAIL PROPERTY FOR SALE

PROPERTY PHOTOS



GOOGLE MAP



RITE AID

1360 Blackwood Clemton Road | Clementon, NJ 08021

RETAIL PROPERTY FOR SALE

AERIAL MAP



RITE AID

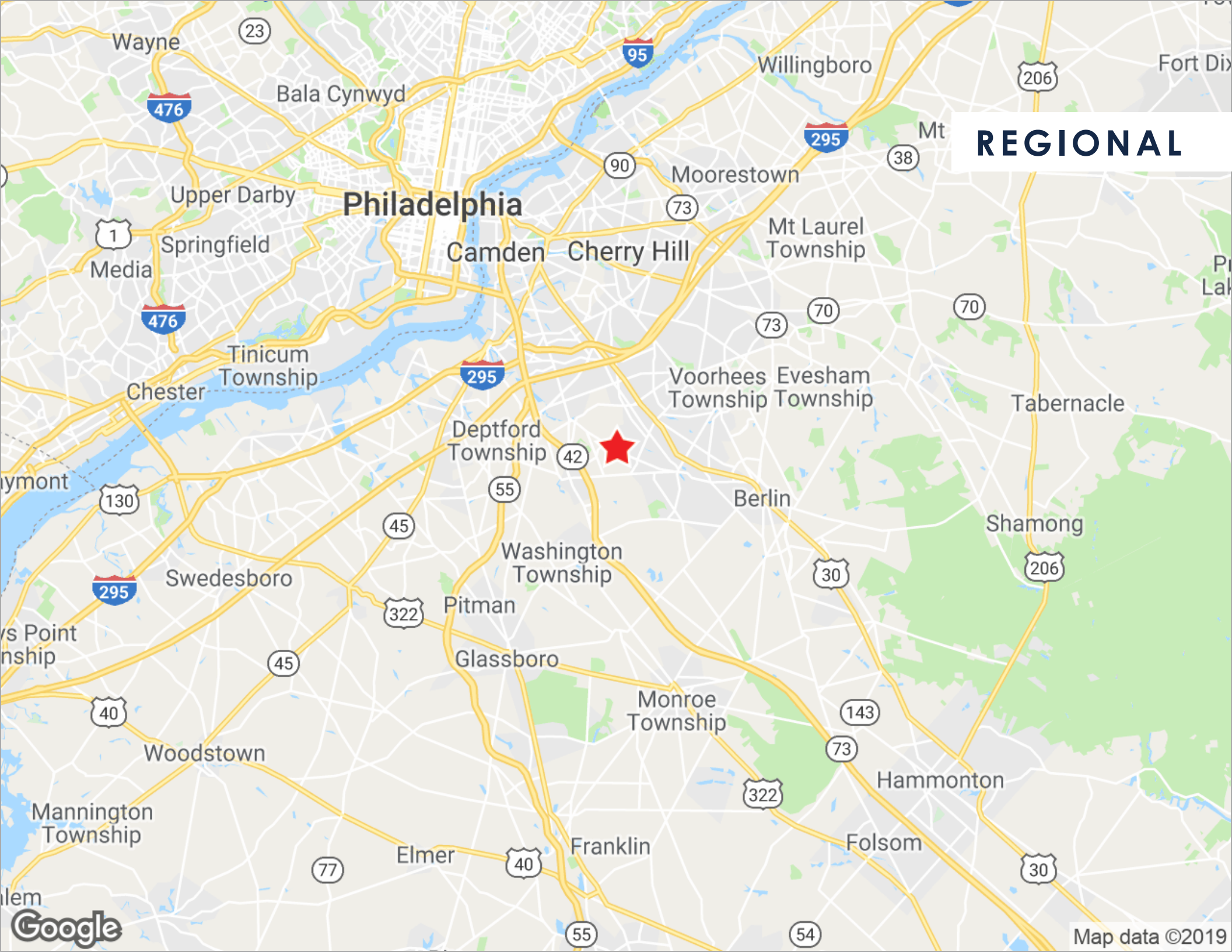
1360 Blackwood Clementon Road | Clementon, NJ 08021

RETAIL PROPERTY FOR SALE

RETAILER MAP



REGIONAL



Philadelphia

Camden Cherry Hill



RITE AID PROFILE



OVERVIEW

Company:	Rite Aid
Founded:	1962; 57 years ago
Total Revenue:	\$32.845 billion (2017)
Net Income:	\$4.053 million (2017)
Headquarters:	Camp Hill, Pennsylvania
Website:	www.riteaid.com

TENANT HIGHLIGHTS

- The company ranked No. 94 in the 2018 Fortune 500 list
- Alex Grass founded the Rite Aid chain in Scranton, PA in September 1962
- Ten years after its first store opened, Rite Aid operated 267 locations in 10 states

TENANT OVERVIEW

Rite Aid Corporation is a drugstore chain in the United States. The company ranked No. 94 in the 2018 Fortune 500 list of the largest United States corporations by total revenue. It is headquartered in Camp Hill, East Pennsboro Township, Cumberland County, Pennsylvania, near Harrisburg. Rite Aid is the largest drugstore chain on the East Coast and the third largest in the U.S.

Rite Aid began in 1962, opening its first store in Scranton, Pennsylvania; it was called Thrift D Discount Center. After several years of growth, Rite Aid adopted its current name and debuted as a public company in 1968. As of 2019, Rite Aid is publicly traded on the New York Stock Exchange under the symbol RAD. Its major competitors are CVS and Walgreens. In late 2015, Walgreens announced that it would acquire Rite Aid for \$9.4 billion pending approval. However, on June 29, 2017, over fear of antitrust regulations, Walgreens Boots Alliance announced it would buy roughly half of Rite Aid's stores for \$5.18 billion. On September 19, 2017, the Federal Trade Commission (FTC) approved a fourth deal agreement to purchase Rite Aid with 1,932 stores for \$4.38 billion total.

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	14,198	85,540	201,870
2019 Estimate	14,029	85,706	202,398
2010 Census	13,252	87,240	206,805
Growth 2019-2024	1.20%	(0.19%)	(0.26%)
Growth 2010-2019	5.86%	(1.76%)	(2.13%)
2019 Population Hispanic Origin	1,482	8,505	18,188
2019 Population by Race:			
White	7,650	61,677	149,542
Black	4,987	17,870	35,559
Am. Indian & Alaskan	75	348	833
Asian	818	3,490	11,388
Hawaiian & Pacific Island	14	66	144
Other	486	2,256	4,933
U.S. Armed Forces:	4	44	150
Households:			
2024 Projection	5,990	33,601	77,184
2019 Estimate	5,904	33,644	77,358
2010 Census	5,500	34,127	78,875
Growth 2019 - 2024	1.46%	(0.13%)	(0.22%)
Growth 2010 - 2019	7.35%	(1.42%)	(1.92%)
Owner Occupied	2,802	20,922	53,435
Renter Occupied	3,102	12,721	23,923
2019 Avg Household Income	\$70,620	\$79,917	\$87,293
2019 Households by Household Inc:			
<\$25,000	1,196	5,839	12,712
\$25,000 - \$50,000	1,771	7,712	15,269
\$50,000 - \$75,000	1,029	5,717	12,878
\$75,000 - \$100,000	719	5,494	12,219
\$100,000 - \$125,000	386	3,043	7,954
\$125,000 - \$150,000	279	2,100	5,546
\$150,000 - \$200,000	283	2,317	6,472
\$200,000+	241	1,420	4,307

RETAIL PROPERTY FOR SALE

RITE AID

1360 Blackwood Clemton Road, Clementon, NJ 08021



ENCORE REAL ESTATE INVESTMENT SERVICES

30500 Northwestern Highway Suite 400
Farmington Hills, MI 48334
Encoreinvestmentrealestate.com

Exclusively listed by:

BRANDON HANNA

Managing Partner
248.702.0290

bhanna@encorereis.com

MICHAEL GAGGO

Senior Advisor
248.702.0287

mgaggo@encorereis.com