



ACTUAL PHOTO

 925 WEST ERIE PLAZA DRIVE, WEST ERIE, PA 16505

Marcus & Millichap

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Leasehold interest Rite Aid located at 925 West Erie Plaza Drive, in West Erie, Pennsylvania, a city on the south shore of Lake Erie and is the 4th largest city in Pennsylvania with 276,207 residents in the Erie metropolitan area.

The subject property consists of 11,201 square feet building situated on a large 0.90-acre-parcel of land with a full service pharmacy drive-thru window and a Rite Aid Wellness Clinic within the store. This Rite Aid benefits from the strategic location with combined traffic count over 39,145 vehicles per day. There are over four years remaining on an original 25-year lease. The offering provides a flat initial term with five percent increases in each of the six five-year option periods.

Rite Aid Corporation is a retail drugstore chain in the United States and a Fortune 500 company. It is headquartered in East Pennsboro Township, Cumberland County, Pennsylvania, near Camp Hill. The Company's segments include Retail Pharmacy and Pharmacy Services. The Company operates under The Rite Aid name. It operates approximately 2,525 stores in over 30 states across the country and in the District of Columbia. Rite Aid is the largest drugstore chain on the East Coast and the thirdlargest in the United States, employing roughly 89,000 associates. The company is publicly traded on the New York Stock Exchange under the ticker symbol RAD.

Located in close vicinity to this property is Saint Vincent Hospital, one of the largest employers in the Erie region with 354 doctors and 2,864 employees. St. Vincent has made a 596 million dollar impact on the city of Erie, was voted one of the best hospitals for cardiology by us news and world report and performs over 18, 751 surgeries each year.

Also only a few minutes away is Lake Erie College of Osteopathic Medicine - the nation's largest medical college and is the only academic health center in the osteopathic profession. There are 4,223 enrolled students and 11,374 alumni. The college encompasses 50 acres with 6 buildings and recently completed building a new senior living center on its campus.

INVESTMENT HIGHLIGHTS

- Corporately Guaranteed by Rite Aid (NYSE: RAD)
- S&P B Credit Rating
Close Proximity to St. Vincent Hospital and Lake Erie College of Osteopathic Medicine
- Over 136,670 Residents in the Market Area with an Average HHI Exceeding \$70,986
- Rite Aid Wellness Clinic Within the Store



THE OFFERING



Rite Aid
 925 WEST ERIE PLAZA DRIVE,
 WEST ERIE, PENNSYLVANIA 16505



PROPERTY DETAILS

Lot Size	39,204 SF (0.90 Acres)
Rentable Square Feet	11,201 SF
Price/SF	\$130.26
Year Built	1998

FINANCIAL OVERVIEW

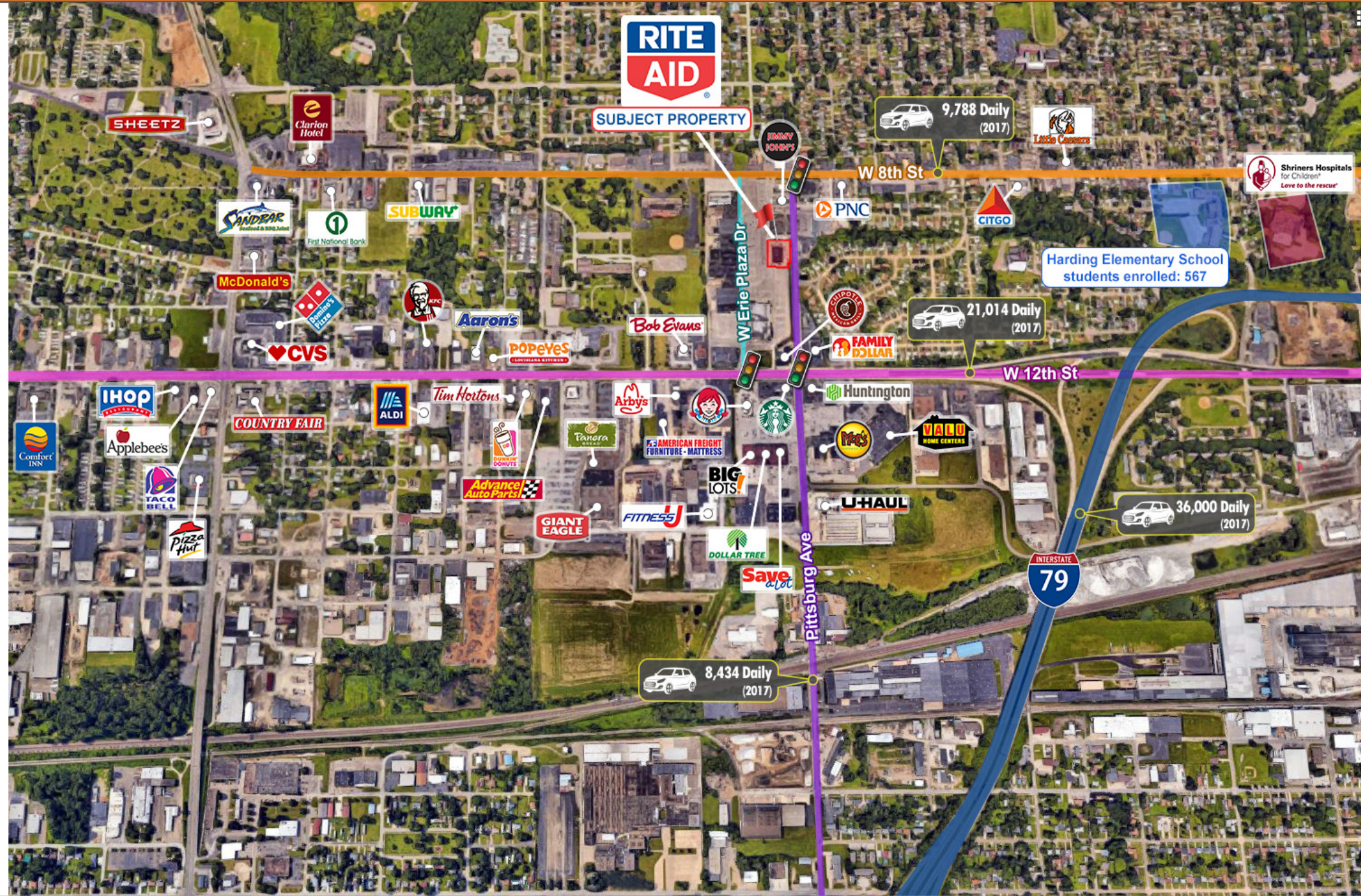
List Price	\$1,459,026
Down Payment	100% / \$1,459,026
Cap Rate	8.75%
Type of Ownership	Leasehold Interest (Ground Lease)

PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
11/9/1998 - 11/6/2023 (CURRENT)	\$10,639	\$127,665
11/7/2023 - 11/6/2028 (Option 1)	\$15,386	\$184,637
11/7/2028 - 11/6/2033 (Option 2)	\$16,320	\$195,838
11/7/2033 - 11/6/2038 (Option 3)	\$17,253	\$207,039
11/7/2038 - 11/6/2043 (Option 4)	\$18,187	\$218,240
11/7/2043 - 11/6/2048 (Option 5)	\$19,120	\$229,441
11/7/2048 - 11/6/2053 (Option 6)	\$20,053	\$240,642
Base Rent (\$11.40 /SF)		\$127,665
Net Operating Income		\$127,665.00
TOTAL ANNUAL RETURN	CAP 8.75%	\$127,665

LEASE ABSTRACT

Tenant Trade Name	Rite Aid
Tenant	Corporate Store.
Ownership	Public
Guarantor	Corporate Guarantee
Lease Type	NN (Leasehold Interest)
Lease Term	25 Years
Lease Commencement Date	11/09/1998
Rent Commencement Date	11/09/1998
Expiration Date of Base Term	11/06/2023
Landlord Responsibility	Roof & Structure
Tenant Responsibility	Insurance, Taxes, CAM & Repairs
Increases	5% Increases Each Option Periods
Options	Six Five-Year Options
Term Remaining on Lease	4+ Years
Property Type	Net Leased Drug Store
Right of First Refusal/Offer	Yes







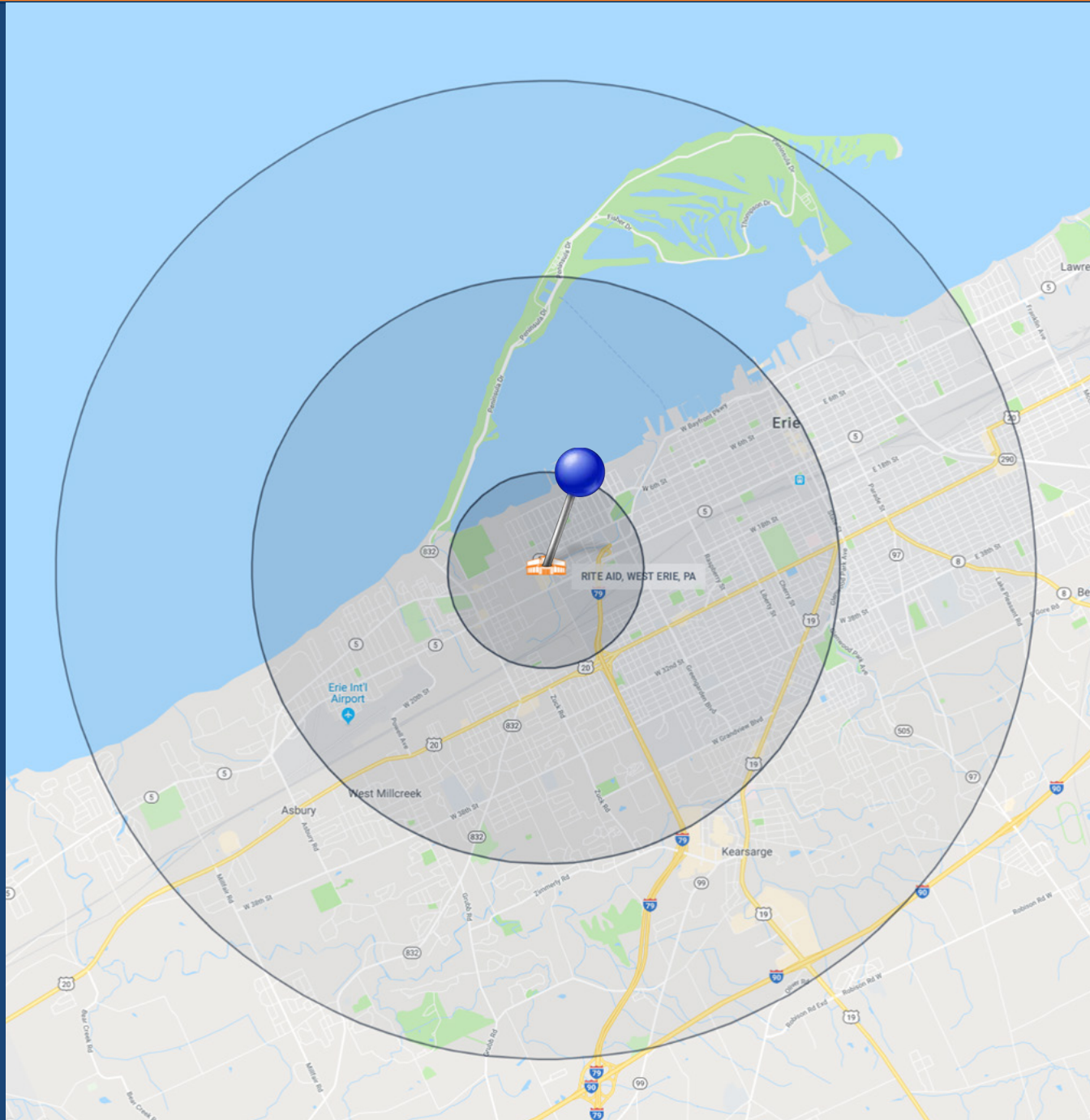
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Rite Aid was founded in 1962 as Thrift D Discount Center in Scranton, PA. The name officially changed to Rite Aid Corporation in 1968 when it debuted as a publicly traded company.



Name	Rite Aid Corporation
Ownership	Public
Credit Rating	B
Stock Symbol	RAD
Founded	1962
HQ	East Pennsboro Township, PA
Number of Locations	2,525
Web Site	www.riteaid.com

	1 Miles	3 Miles	5 Miles
POPULATION			
2023 Projection	6,023	72,287	136,415
2018 Estimate	6,032	72,563	136,670
2010 Census	6,171	73,451	138,370
2000 Census	6,415	74,155	138,915
INCOME			
Average	\$70,986	\$58,215	\$62,919
Median	\$52,983	\$43,486	\$44,415
PerCapita	\$33,745	\$26,050	\$26,510
HOUSEHOLDS			
2023 Projection	2,887	32,297	56,997
2018 Estimate	2,864	32,005	56,427
2010 Census	2,916	32,233	56,885
2000 Census	2,878	31,485	55,570
HOUSING			
2018	\$124,547	\$105,905	\$109,074
EMPLOYMENT			
2018 Daytime Population	13,760	98,768	163,882
2018 Unemployment	4.45%	5.34%	6.16%
2018 Median Time Traveled	16	18	19
RACE & ETHNICITY			
White	92.97%	85.45%	80.13%
Native American	0.02%	0.02%	0.05%
African American	2.41%	7.22%	11.40%
Asian/Pacific Islander	1.29%	1.87%	2.39%



GEOGRAPHY: 5 MILE



POPULATION

In 2018, the population in your selected geography is 136,670. The population has changed by -1.62% since 2000. It is estimated that the population in your area will be 136,415.00 five years from now, which represents a change of -0.19% from the current year. The current population is 48.55% male and 51.45% female. The median age of the population in your area is 37.31, compare this to the US average which is 37.95. The population density in your area is 1,736.70 people per square mile.



HOUSEHOLDS

There are currently 56,427 households in your selected geography. The number of households has changed by 1.54% since 2000. It is estimated that the number of households in your area will be 56,997 five years from now, which represents a change of 1.01% from the current year. The average household size in your area is 2.32 persons.



INCOME

In 2018, the median household income for your selected geography is \$44,415, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 33.97% since 2000. It is estimated that the median household income in your area will be \$52,005 five years from now, which represents a change of 17.09% from the current year.

The current year per capita income in your area is \$26,510, compare this to the US average, which is \$32,356. The current year average household income in your area is \$62,919, compare this to the US average which is \$84,609.



RACE AND ETHNICITY

The current year racial makeup of your selected area is as follows: 80.13% White, 11.40% Black, 0.05% Native American and 2.39% Asian/Pacific Islander. Compare these to US averages which are: 70.20% White, 12.89% Black, 0.19% Native American and 5.59% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 6.09% of the current year population in your selected area. Compare this to the US average of 18.01%.



HOUSING

The median housing value in your area was \$109,074 in 2018, compare this to the US average of \$201,842. In 2000, there were 33,849 owner occupied housing units in your area and there were 21,720 renter occupied housing units in your area. The median rent at the time was \$368.



EMPLOYMENT

In 2018, there are 75,791 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 57.87% of employees are employed in white-collar occupations in this geography, and 42.10% are employed in blue-collar occupations. In 2018, unemployment in this area is 6.16%. In 2000, the average time traveled to work was 19.00 minutes.

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Real Estate Investment Sales + Financing

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