



Rite Aid - Elmira, NY

209 Mt Zoar St, Elmira, NY 14904

PROPERTY OVERVIEW

Price: \$4,148,257

Cap Rate: 7.00%

Building Size: 10,908 SF

Tenant: Rite Aid

Rent Commencement: 11/30/1999

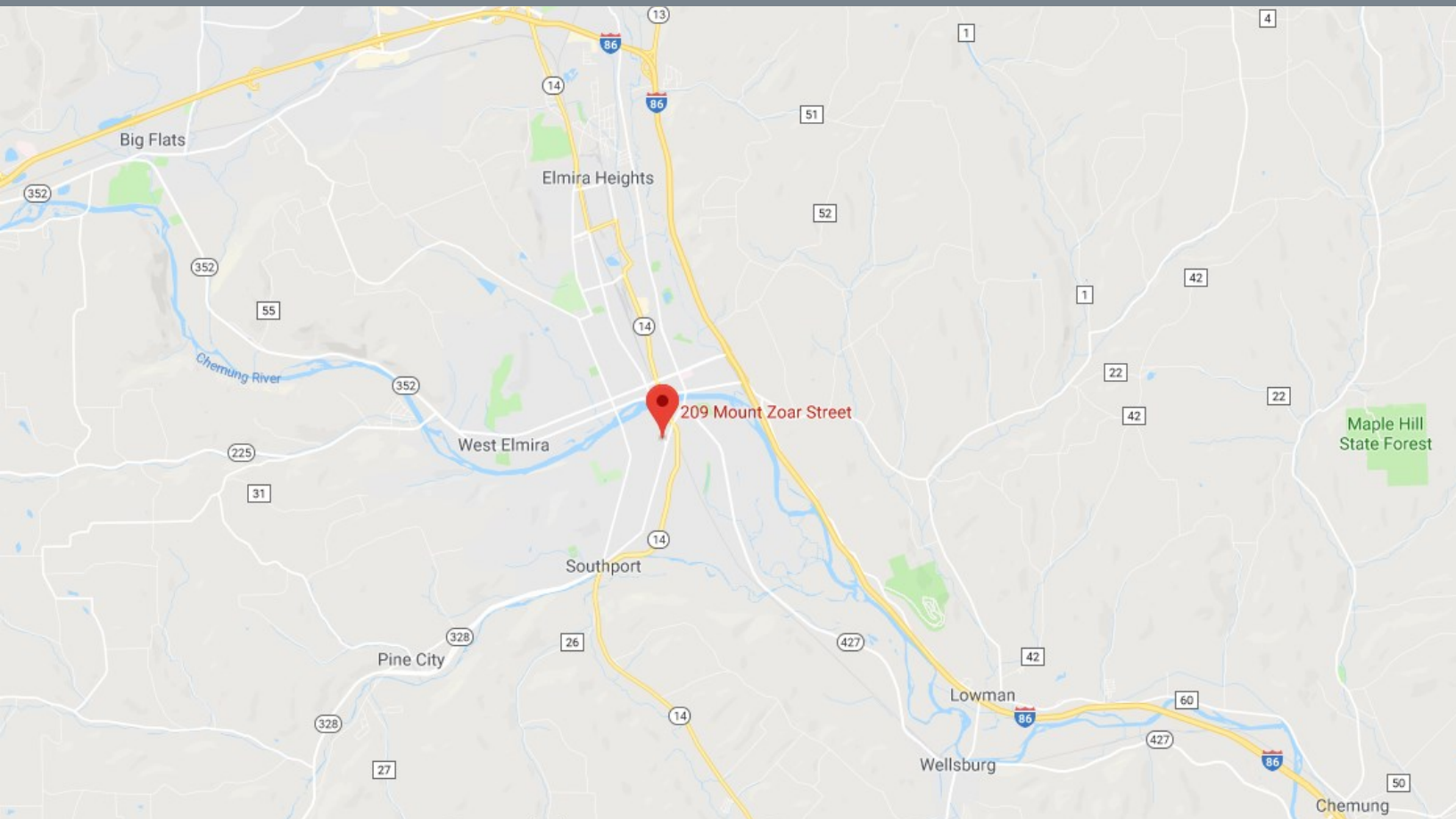
Lease Expiration: 11/29/2028

Annual Rent: \$290,378

Lease Type: NN

Renewal Options: Four 5-Year

Rental Escalations: None



PROPERTY HIGHLIGHTS

- Over 7 years remaining
- 40,000 people live within three miles of the property
- Very strong store sales with low rent to sales ratio
- Positioned at the corner of a signalized intersection along a primary north-south thoroughfare
- Recent 10 year lease extension illustrating Rite Aid's commitment to the location
- Long operating history at the location since 1999

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	13,622	39,899	50,714
Total Households	5,778	15,462	20,127
Med. Household Income:	\$29,708	\$38,828	\$43,131

