



## Rite Aid - Baldwinsville, NY

113 Downer Street, Baldwinsville, NY 13027

### PROPERTY OVERVIEW

Price: \$2,894,993

Cap Rate: 7.15%

Building Size: 11,695 SF

Tenant: Rite Aid

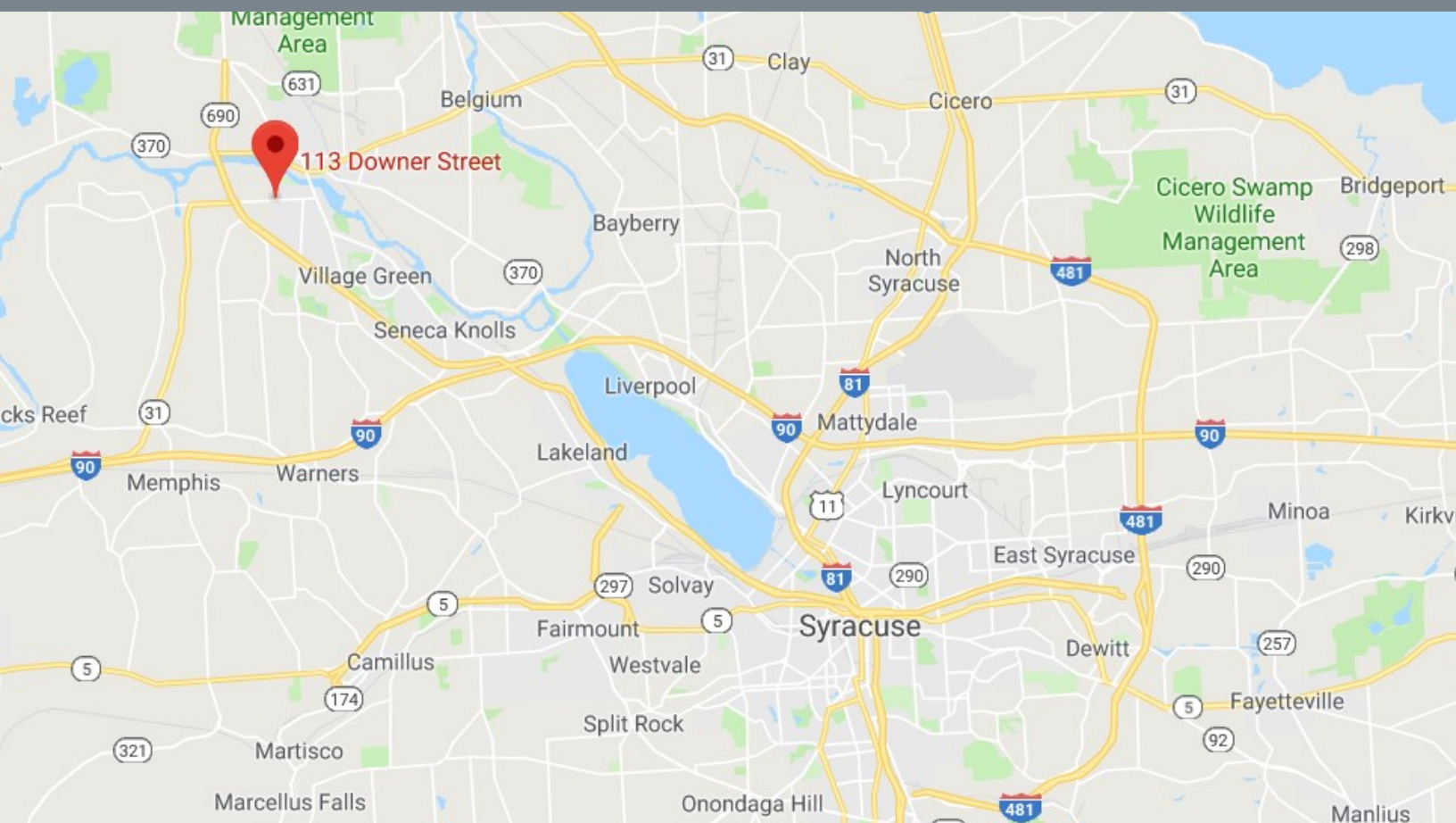
Lease Expiration: 8/17/2028

Annual Rent: \$206,992

Lease Type: NN

Renewal Options: Three 5-Year Remaining

Rental Escalations: None



## 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 |

