



Rite Aid - Barnegat, NJ

895 W Bay Ave, Barnegat, NJ 08005

PROPERTY OVERVIEW

Price: \$2,570,098

Cap Rate: 7.15%

Building Size: 10,147 SF

Tenant: Rite Aid

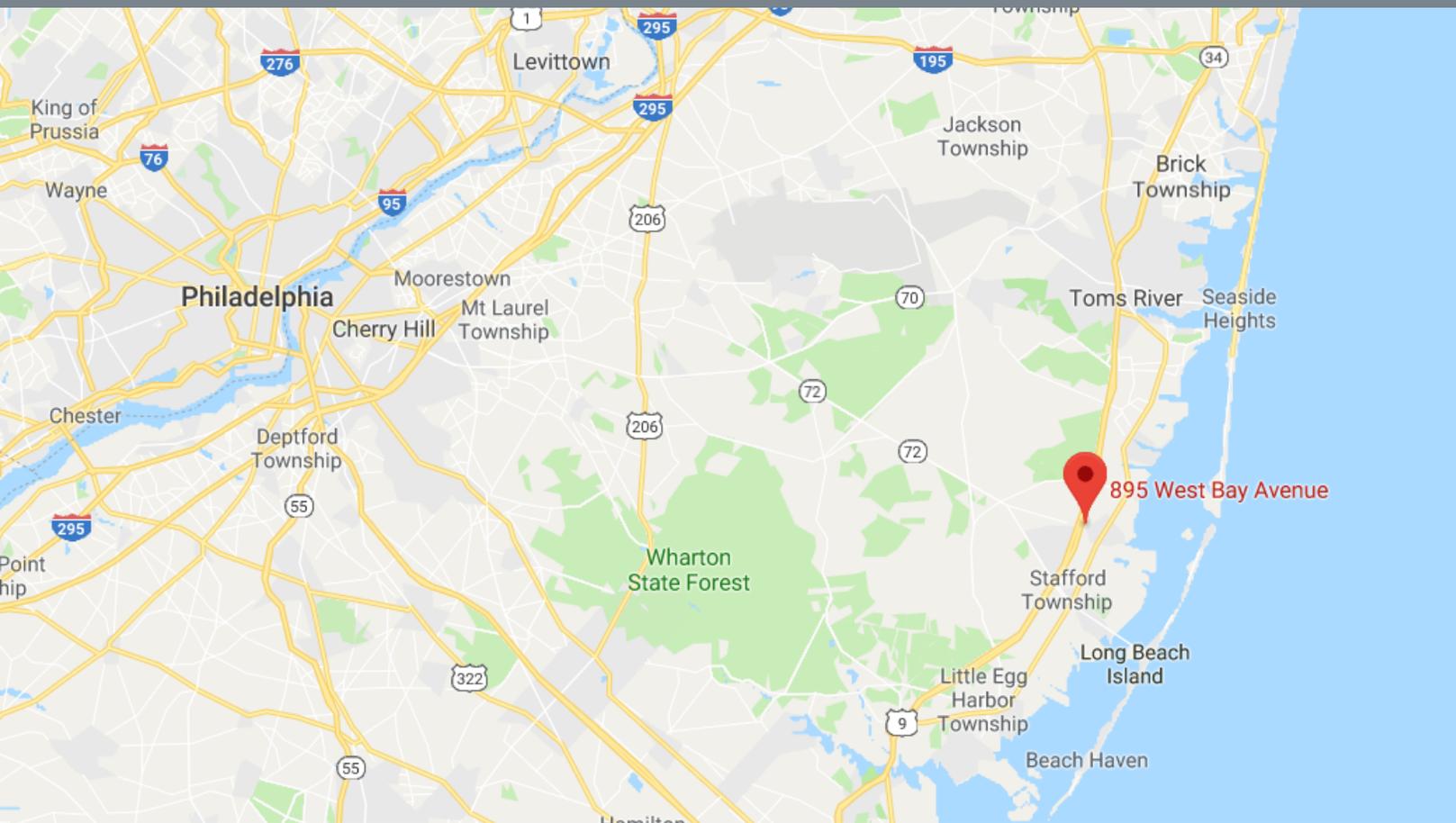
Lease Expiration: 3/31/2029

Annual Rent: \$183,762

Lease Type: NN

Renewal Options: Five 5-Year Remaining

Rental Escalations: \$0.50 PSF in options



PROPERTY HIGHLIGHTS

- Located at the hard corner of a signalized intersection
- 55,369 people living within five miles of the property
- Above average sales at this location with a very low rent to sales ratio
- Recently exercised the first renewal option early, which demonstrates the tenants commitment to the location
- Long operating history at the location
- Positioned along a primary east-west thoroughfare (16,964 VPD)
- Immediately off of Garden State Parkway (36,377 VPD)

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	7,263	39,665	55,369
Total Households	2,309	14,321	20,936
Med. Household Income:	\$77,458	\$72,834	\$69,252

