

COMMERCIAL REAL ESTATE SERVICES

NET LEASE OPPORTUNITY

Rite Aid - Barnegat, NJ



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895 W Bay Ave, Barnegat, NJ 08005

PROPERTY OVERVIEW

Price:	\$2,570,098	Lease Expiration:	3/31/2029
Cap Rate:	7.15%	Annual Rent:	\$183,762
Building Size:	10,147 SF	Lease Type:	NN
Tenant:	Rite Aid	Renewal Options:	Five 5-Year Remaining
		Rental Escalations:	\$0.50 PSF in options

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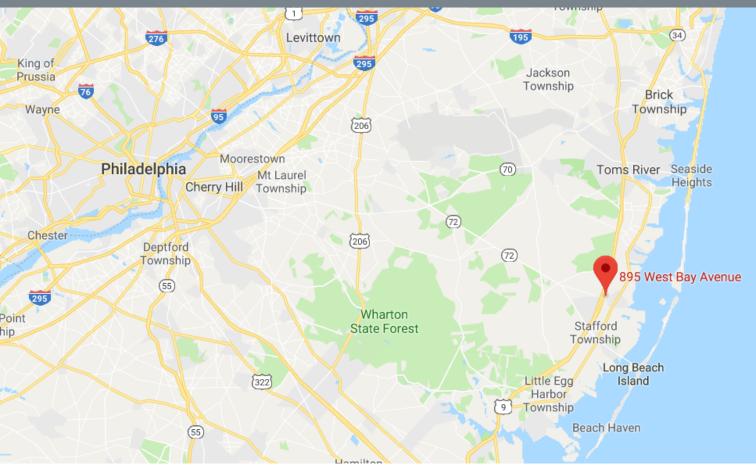
Daniel Barnes

Principal

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LEE & ASSOCIATES Böulder Rite Aid - Barnegat, NJ GROUP COMMERCIAL REAL ESTATE SERVICES

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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



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