



Rite Aid - East Orange, NJ

543 Central Ave, East Orange, NJ 07018

PROPERTY OVERVIEW

Price: \$3,156,993

Cap Rate: 7.05%

Building Size: 10,121 SF

Tenant: Rite Aid

Lease Expiration: 2/28/2029

Annual Rent: \$222,568

Lease Type: NNN

Renewal Options: Two 5-Year Remaining

Rental Escalations: Option 1: \$233,696
Option 2: \$244,825



PROPERTY HIGHLIGHTS

- Located within the New York City MSA
- Located at the hard corner of a signalized intersection
- 771,611 people living within five miles of the property
- 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
- Long operating history at the location
- Positioned along a primary east-west thoroughfare (17,997 VPD)
- Absolute NNN

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	57,826	384,026	771,611
Total Households	22,291	137,761	277,959
Med. Household Income:	\$34,220	\$39,964	\$51,376

