

FOR SALE

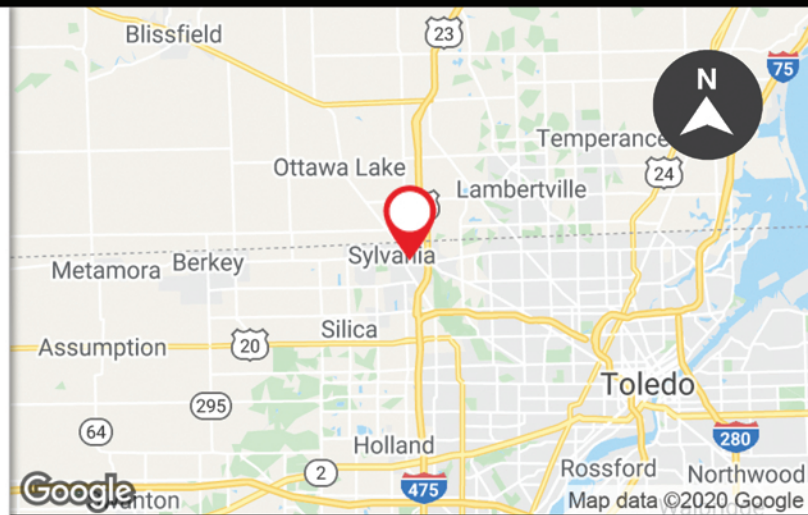
RITE-AID - SYLVANIA, OHIO
6484 MONROE STREET
SYLVANIA, OH 43560



ABSOLUTE NNN LEASED INVESTMENT

INVESTMENT HIGHLIGHTS:

- Absolute triple net lease | zero landlord responsibility
- NOI \$495,237.60 (July 2020)
- Lease corporate guaranteed by Rite Aid, Inc. / S&P "B" rated
- 10.5 years remain on current 20-year term
- ±12,204 SF building with drive thru at highly-visible signalized corner
- Traffic counts in excess of 33,460 daily
- Less than a mile from the ProMedica Flower Hospital campus
- Attractive 5-mile demographics with over 107,000 residents
- Average HH incomes of \$95,464/year within 3-mile radius
- National tenants nearby: Marco's Pizza, PNC Bank, Huntington Bank, Key Bank, Jimmy John's, Little Caesars, Kroger and more
- Sale asking price \$6,300,000 (cap rate 7.86%)



FOR MORE INFORMATION PLEASE CONTACT:

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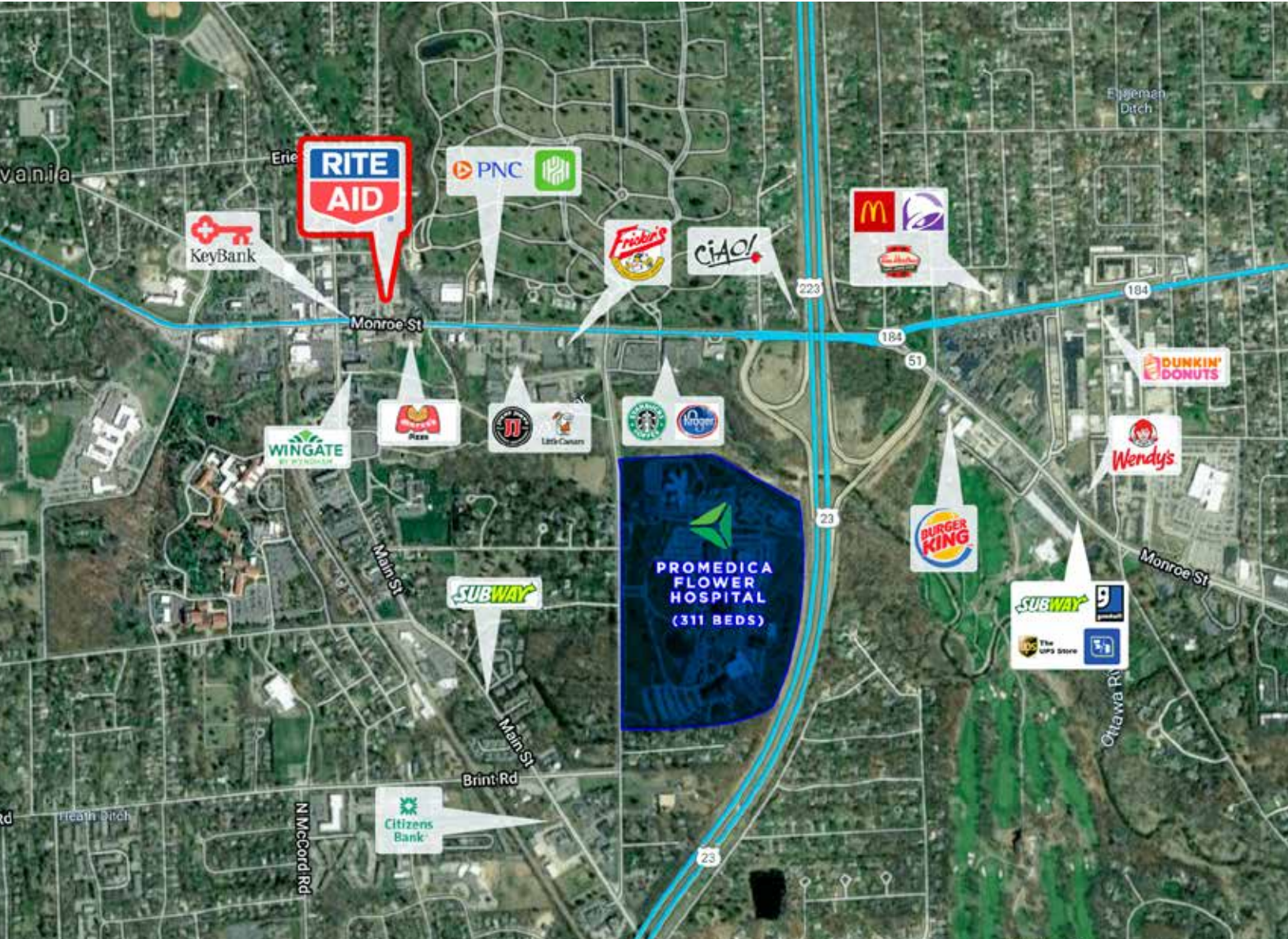
248.324.2000

eCODE 204

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TRAFFIC COUNTS

CROSS STREETS	DAILY TRAFFIC
Monroe St at Commerce St	14,880 VPD
Monroe St at Glasgow Rd	23,249 VPD
Summit St at Maplewood Ave	5,713 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	5,080	37,751	107,213
Daytime Employees	6,881	26,683	58,790
Average HH Income	\$73,400	\$95,464	\$83,464

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