



**4 CENTRAL PLAZA
ILION, NY 13357**

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INVESTMENT HIGHLIGHTS

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The subject property is a Rite Aid located at 4 Central Plaza in Ilion, New York. The site was built in 2004, and is approximately 13,813 square feet, and is situated on a ±1.71 acre signalized corner lot which is exposed to over 24,000 vehicles daily. There are six years remaining on a triple net lease with zero landlord responsibilities. The subject property has limited national drugstore competition – the nearest Walgreens is located 14.6 miles away from this site.

The surrounding area features national retailers such as McDonald's, GPO Federal Credit Union, and Dunkin' Donuts. Rite Aid is centrally located in Ilion, New York. The facility has been highly reviewed, and is a major traffic driver for the subject Rite Aid. The subject Rite Aid is just a mile from the Mohawk Valley Heath Care Center, a 120-bed nursing home ,and is just walking distance from the Remington Arms manufacturing facility, the largest producer of domestically made firearms and ammunition.

INVESTMENT HIGHLIGHTS & PROPERTY SUMMARY

- Limited Drugstore Competition: Nearest Walgreens Is Located 14.6 Miles Away from Subject Property
- Nearest CVS Is Located 11 Miles Away from Subject Property
- Six Years Remaining on a Triple Net Lease – Zero Landlord Responsibilities
- Located Across the Street from the Remington Arms Co. Plant, a 267,000-Square Foot Manufacturing Facility
- Dense Infill Location with High Barriers to Entry

- Rentable SF..... 13,813 SF
- Land Area..... ±1.71 AC
- Year Built..... 2004
- Current Rent.... \$365,946.96

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Actual Site

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PRICING SUMMARY

PRICE **\$4,495,000**

Capitalization Rate	8.14%
Net Operating Income	\$365,946.96
Total Rentable Area	13,813 SF
Lot Size (Acres)	± 1.71 Acres
Price Per Sq Ft:	\$325

LEASE SUMMARY

Tenant Trade Name	Rite Aid
Initial Lease Term	20 Years
Guaranteed Term Remaining	6 Years
Lease Type	NNN - Absolute Net
Lease Guarantor	Corporate
Roof and Structure Responsibility	Tenant Responsible
Rent Commencement Date	09/16/2003
Expiration Date	09/16/2023
Options	2 x Five-Year Options
Increases	\$0.50 Cent Per Square Foot in Option Periods

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LEASE SUMMARY

TENANT INFO

LEASE TERM

RENT SUMMARY

Tenant Name	Sq. Ft.	Term	Yearly Rent	Monthly Rent	Yearly Rent/Ft	Initial Term Remaining
Rite Aid	13,813	09/16/2003 - 09/16/2023	\$365,946.96	\$30,495.58	\$26.49/SF	6 Years



Actual Site

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LOCATION

ABOUT ILION, NEW YORK

Ilion is a village in Herkimer County, New York, United States. Herkimer County is part of the Utica-Rome, New York Metropolitan Statistical Area. Herkimer County is located in the heart of New York State. Its central New York location means close proximity to all of the major markets in the Northeastern United States and Southeastern Canada. Within 300 miles of Herkimer County, you will find 25 percent of the total population of the U.S. and Canada, and an even greater concentration of the industrial wealth.

Today, Herkimer County is at the center of another history-making revolution now underway in this country and throughout the world: the high-tech revolution. The region is an integral part of the new and developing Tech Valley, a 19-county region throughout eastern New York state that is currently home to more than 1,000 technology companies whose annual economic impact is \$5 billion. Herkimer County is emerging as a global technology hub, offering the critical resources that new, existing and expanding businesses need to develop breakthrough technologies that will help shape the future.

Ilion was founded as an agricultural economy and presently contains an excellent manufacturing base with a strong service economy. Their notably skilled workforce and central location, which provides businesses ready access for distribution to large population centers, make this region a desirable place for businesses.

DEMOGRAPHICS

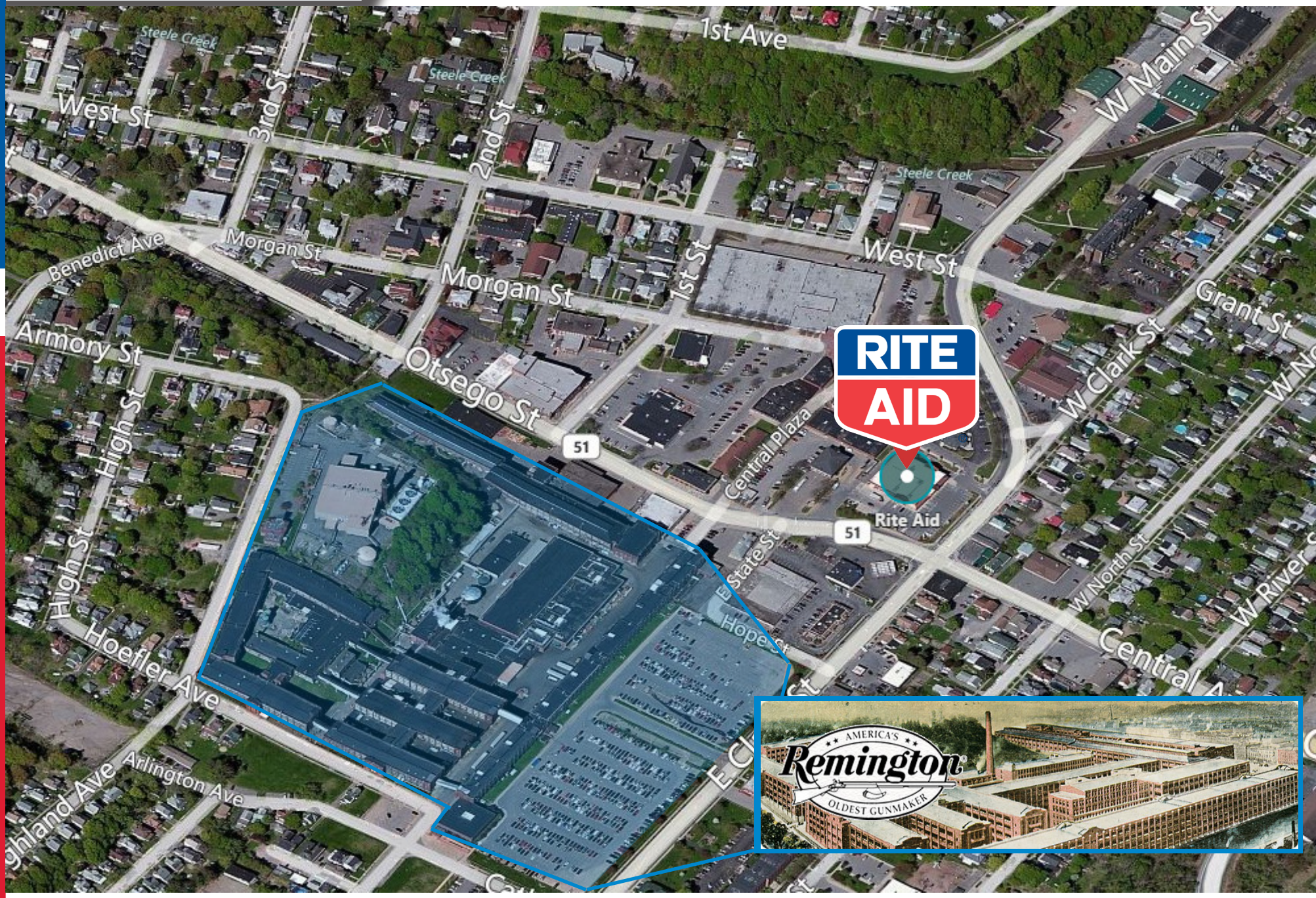
- 3 Mile Radius Population: 23,400+ People
- 3 Mile Radius Avg HH Income: \$52,561

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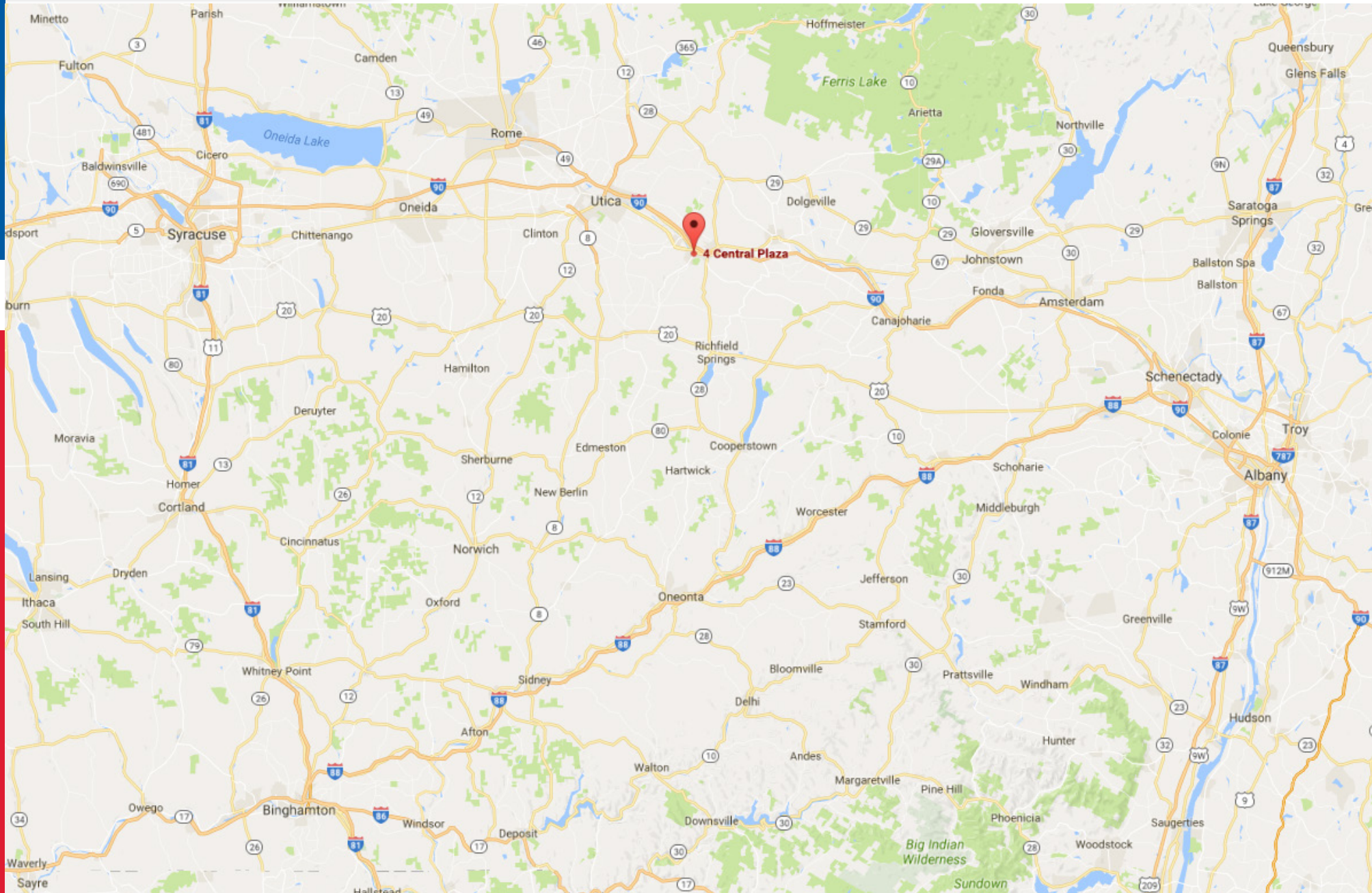
AERIAL VIEW

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AERIAL VIEW

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TENANT OVERVIEW

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RITE AID OVERVIEW



Rite Aid, a Fortune 500 company, is one of the nation's leading drugstore chains and is headquartered in Pennsylvania. It is also the largest drugstore chain on the East Coast and the third largest in the United States.

Rite Aid's stores average 12,750 square feet and offer a professional pharmacy service, a full selection of health and personal care products, an assortment of general merchandise, and more than 1,900 Rite Aid brand products.

Tenant	Rite Aid
Ownership	Public
Guarantor	Corporate
Annual Revenue	\$26.53 Billion
Market Cap as of 4/12/16	\$8.11 Billion
Ticker Symbol (NYSE)	RAD
Credit Rating (S&P)	B
Number of Locations	5,000+
Headquarters	Camp Hill, PA
Website	www.riteaid.com

Through an alliance with General Nutrition Companies, Inc.(GNC), a leading retailer of specialty vitamins and supplements, more than a quarter of Rite Aid outlets include a GNC "store-within-the-store."

The GNC logo features the letters "GNC" in a large, bold, white sans-serif font. Below it, the tagline "LIVE WELL" is written in a smaller, white, spaced-out sans-serif font. The entire logo is set against a light pink background.

LIVE WELL

**AGENT CONTACT
INFORMATION**

David Berookhim DBerookhim@marcusmillichap.com (213) 943-1893 CA BRE# 01984125
Armond Aivazyan AAivazyan@marcusmillichap.com (213) 943-1846 CA BRE# 01954384
Yannis Papadakis YPapadakis@marcusmillichap.com (213) 943-1827 CA BRE# 01957169



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