



RITE AID
2704 Belmont Avenue
Youngstown, OH 44505



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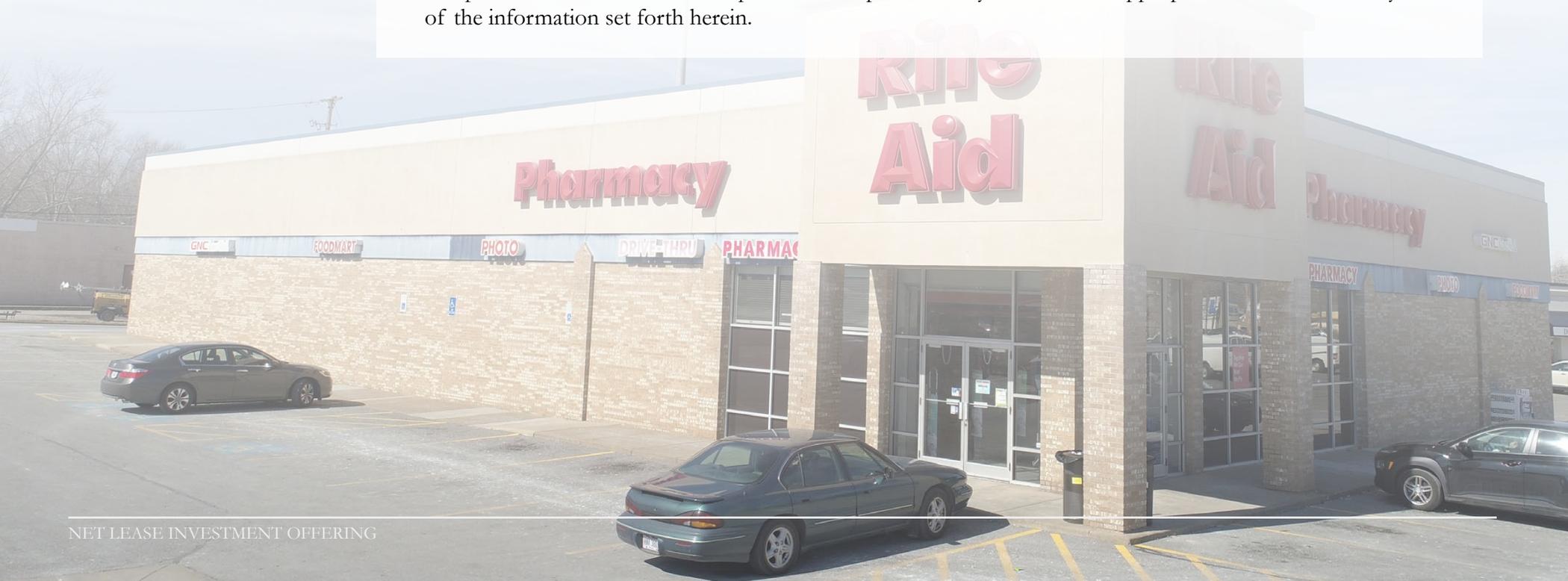


**DISCLAIMER
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and/or Lee & Associates and should not be made available to any other person or entity without the written consent of The Boulder Group and/or Lee & Associates.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group and Lee & Associates has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group and Lee & Associates have not verified, and will not verify, any of the information contained herein, nor has The Boulder Group or Lee & Associates conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

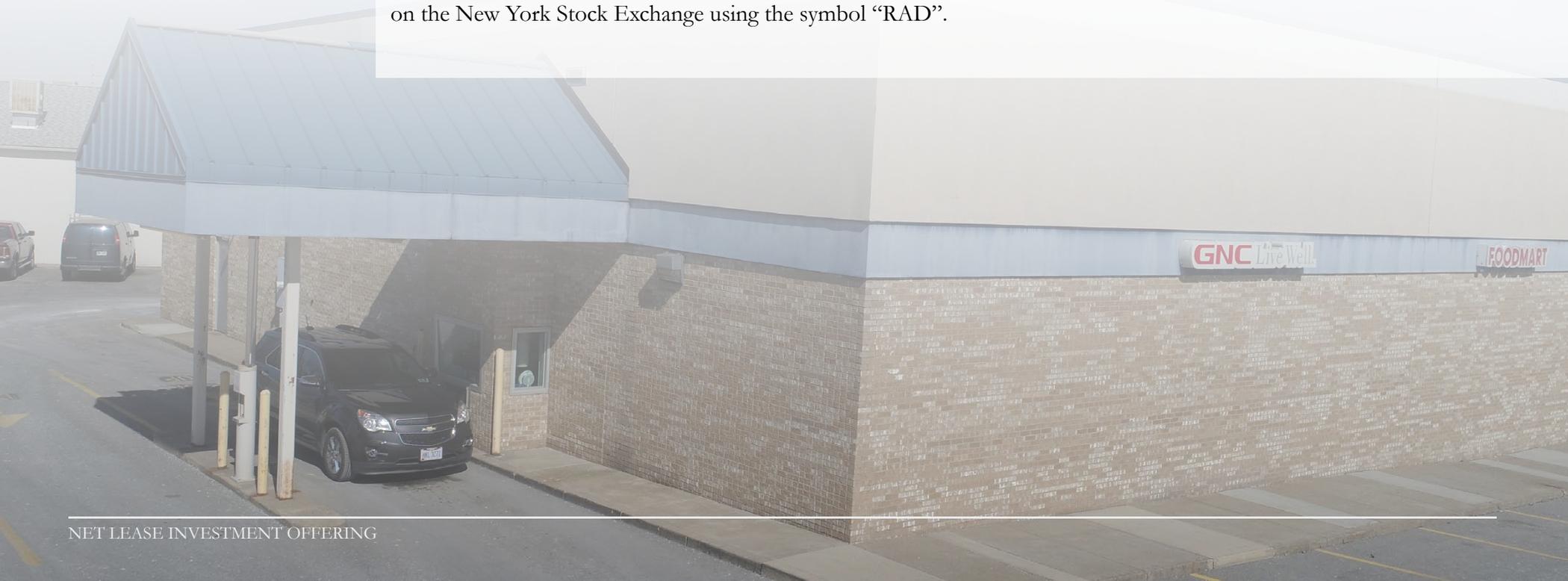


**EXECUTIVE
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Rite Aid property located in Youngstown, Ohio. There are approximately three years remaining in the primary term of the lease. There are five 5-year renewal option periods with rental escalations in each option period. The property also features a drive-thru pharmacy. Rite Aid has a long operating history at this location since 1996. Rite Aid recently exercised their first renewal option, demonstrating the tenant's commitment to the location.

The 11,325 square foot Rite Aid benefits from its hard corner location along Belmont Ave (17,189 VPD), which is a primary north-south thoroughfare. The property is positioned just off of and can be easily accessed from Interstate 80 (50,096 VPD) and Route 711 (24,979). Retailers in the immediate area include Walmart Supercenter, ALDI, KeyBank, Huntington National Bank and McDonald's. There are over 100,000 people living within five miles of the property.

The Rite Aid lease expires October 25, 2021 and features five 5-year renewal option periods with \$1 PSF rental escalations in each option. Rite Aid Corporation operates 2,526 stores in the United States. Rite Aid Corporation was founded in 1962 and is headquartered in East Pennsboro Township, Pennsylvania. Rite Aid is publicly traded on the New York Stock Exchange using the symbol "RAD".



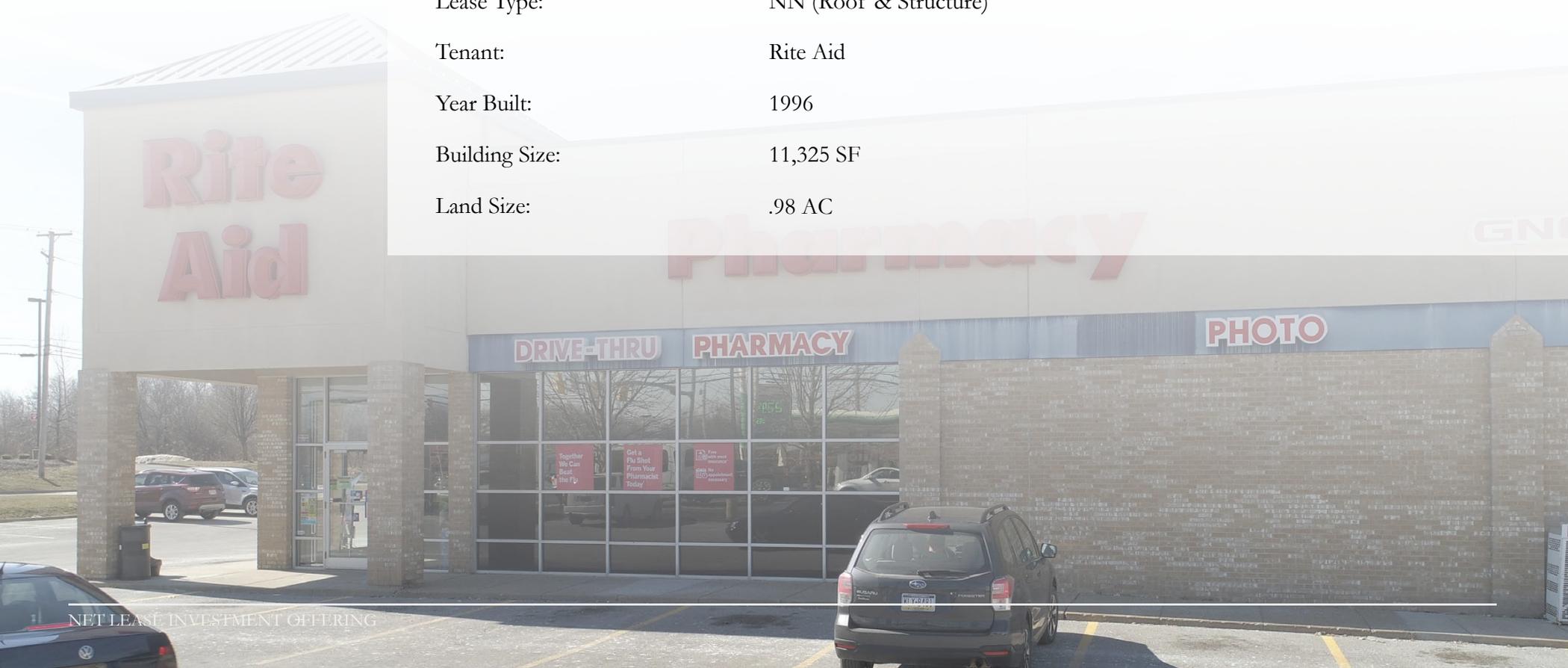
**INVESTMENT
HIGHLIGHTS:**

- Rite Aid has a long operating history at this location since 1996
- Rite Aid recently exercised their first renewal option, demonstrating the tenant's commitment to the location
- Located at the hard corner of a signalized intersection along Belmont Ave (17,189 VPD) which is a primary north-south thoroughfare
- Positioned just off of and can be easily accessed from Interstate 80 (50,096 VPD) and Route 711 (24,979)
- Retailers in the immediate area include Walmart Supercenter, ALDI, KeyBank, Huntington National Bank and McDonald's
- Over 100,000 people living within five miles of the property



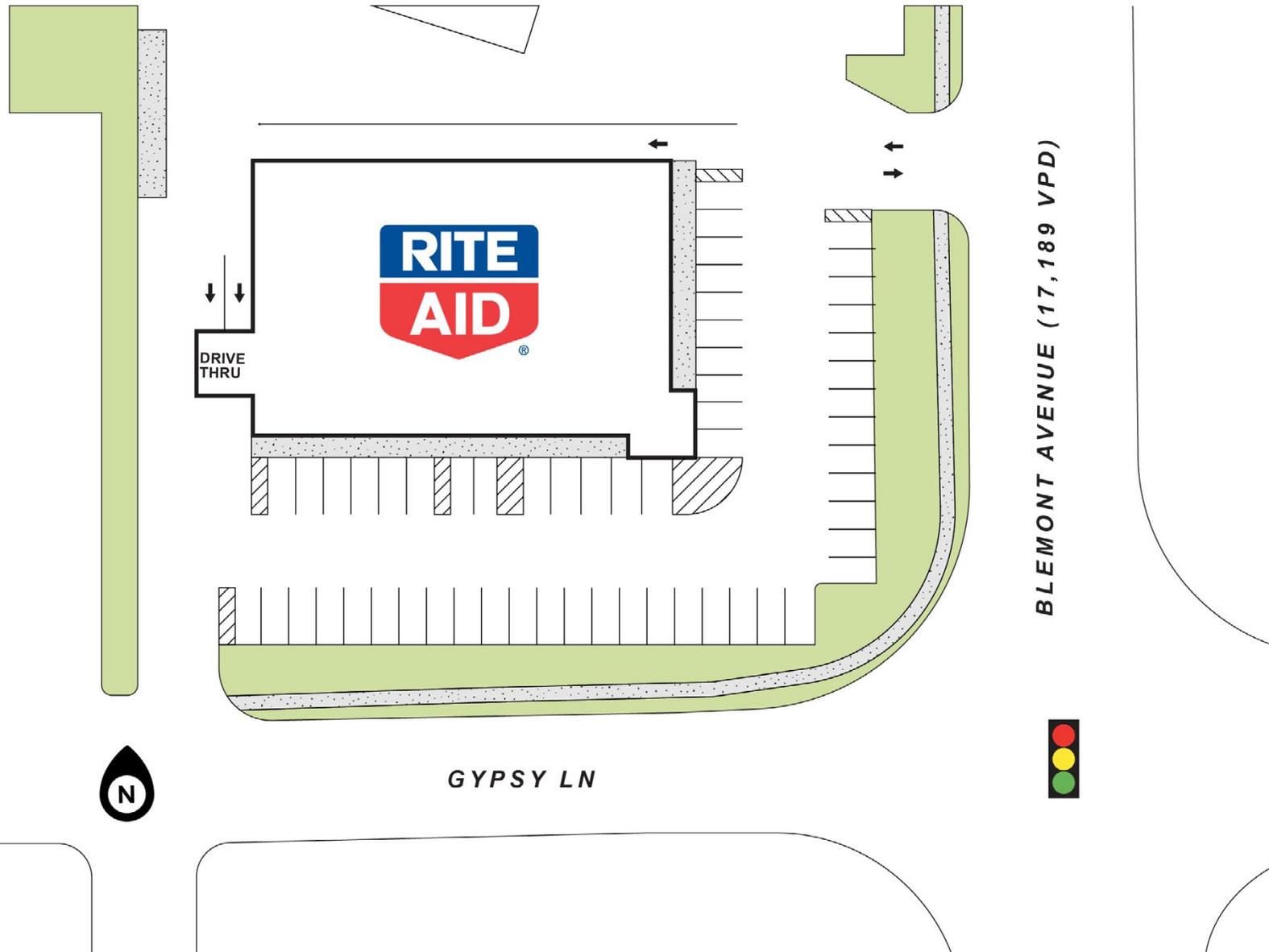
**PROPERTY
OVERVIEW:**

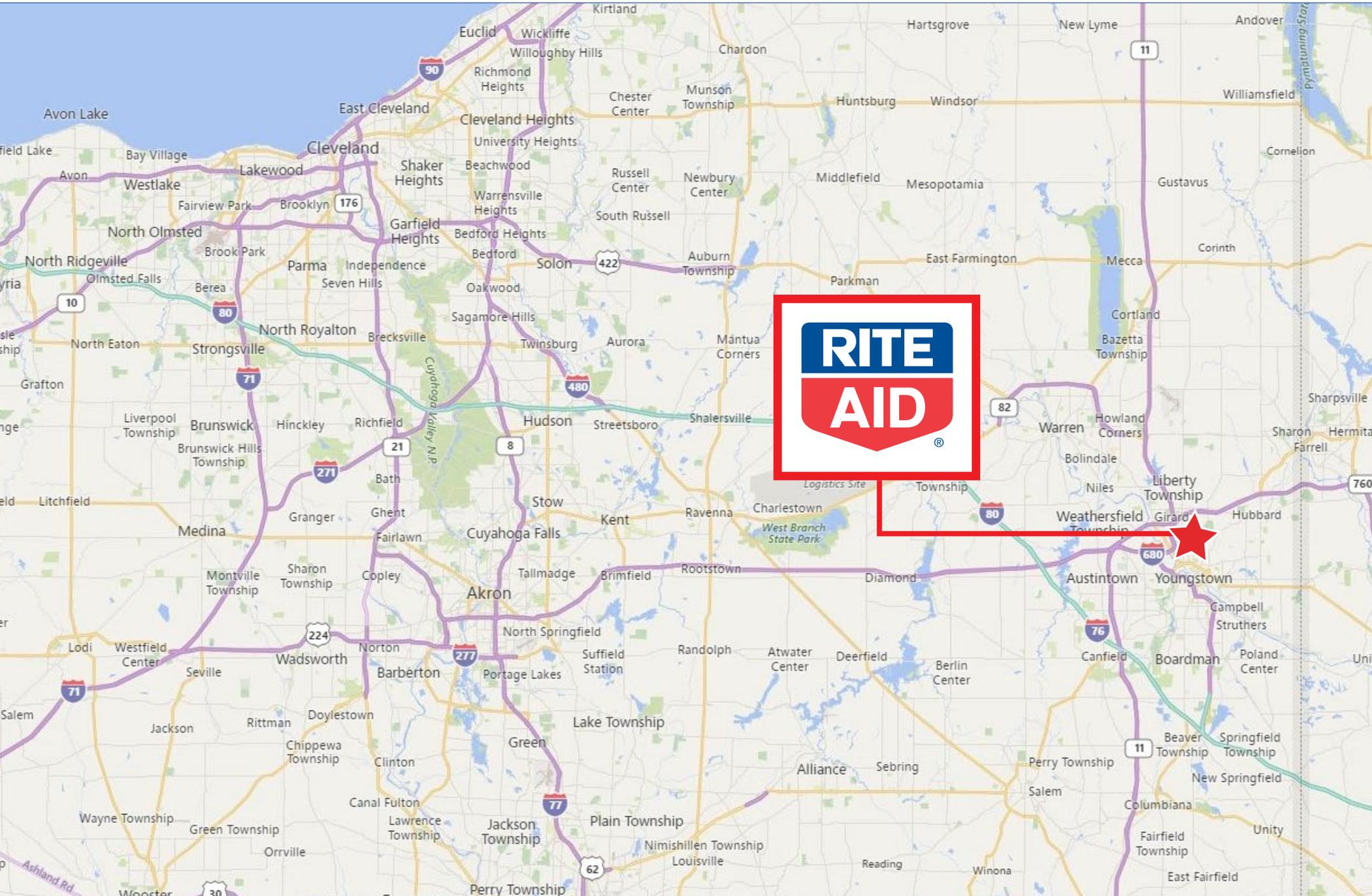
| | |
|------------------------|-----------------------|
| Price: | \$2,336,871 |
| Cap Rate: | 8.50% |
| Net Operating Income: | \$198,634 |
| Lease Expiration Date: | October 25, 2021 |
| Rental Escalations: | \$1 PSF each option |
| Renewal Options: | Five 5-Year |
| Lease Type: | NN (Roof & Structure) |
| Tenant: | Rite Aid |
| Year Built: | 1996 |
| Building Size: | 11,325 SF |
| Land Size: | .98 AC |







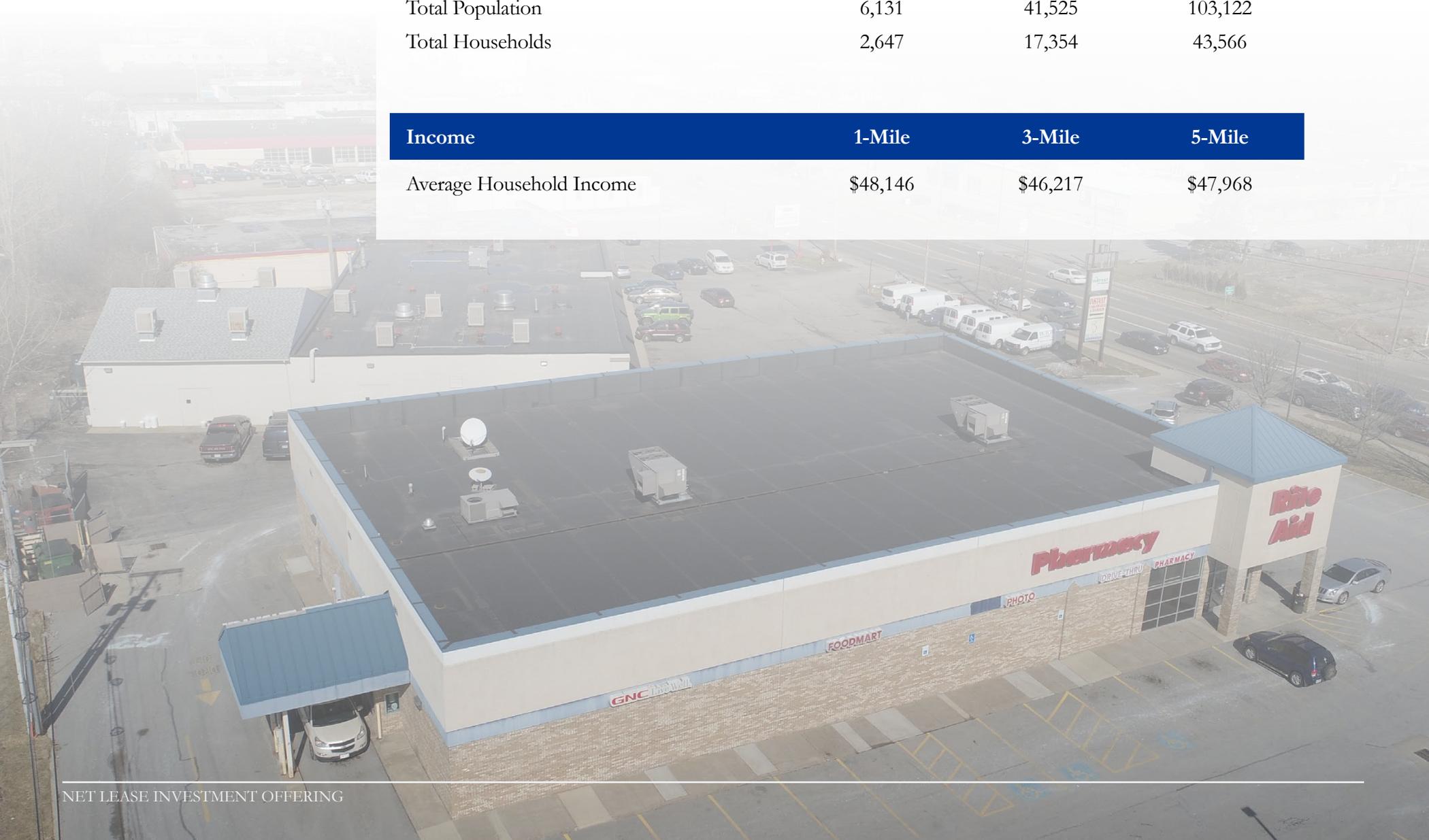




DEMOGRAPHIC REPORT:

| Population | 1-Mile | 3-Mile | 5-Mile |
|------------------|--------|--------|---------|
| Total Population | 6,131 | 41,525 | 103,122 |
| Total Households | 2,647 | 17,354 | 43,566 |

| Income | 1-Mile | 3-Mile | 5-Mile |
|--------------------------|----------|----------|----------|
| Average Household Income | \$48,146 | \$46,217 | \$47,968 |



MARKET OVERVIEW:

Youngstown, Ohio

Youngstown is a city in northeast Ohio and is the county seat of Mahoning County. Youngstown is located approximately 65 miles southeast of Cleveland and 61 miles northwest of Pittsburgh. Youngstown has its own metropolitan area, but is often included in commercial and cultural depictions of the Pittsburgh Tri-State area and Greater Cleveland. Youngstown lies ten miles west of the Pennsylvania state line, midway between New York City and Chicago along Interstate 80. Youngstown is the ninth largest city in Ohio with a 2010 census population of 66,982 people. Additionally, there are over 565,000 people living within the Youngstown MSA. It is home to Youngstown State University, an urban public campus that serves approximately 15,000 students and is located just north of downtown.



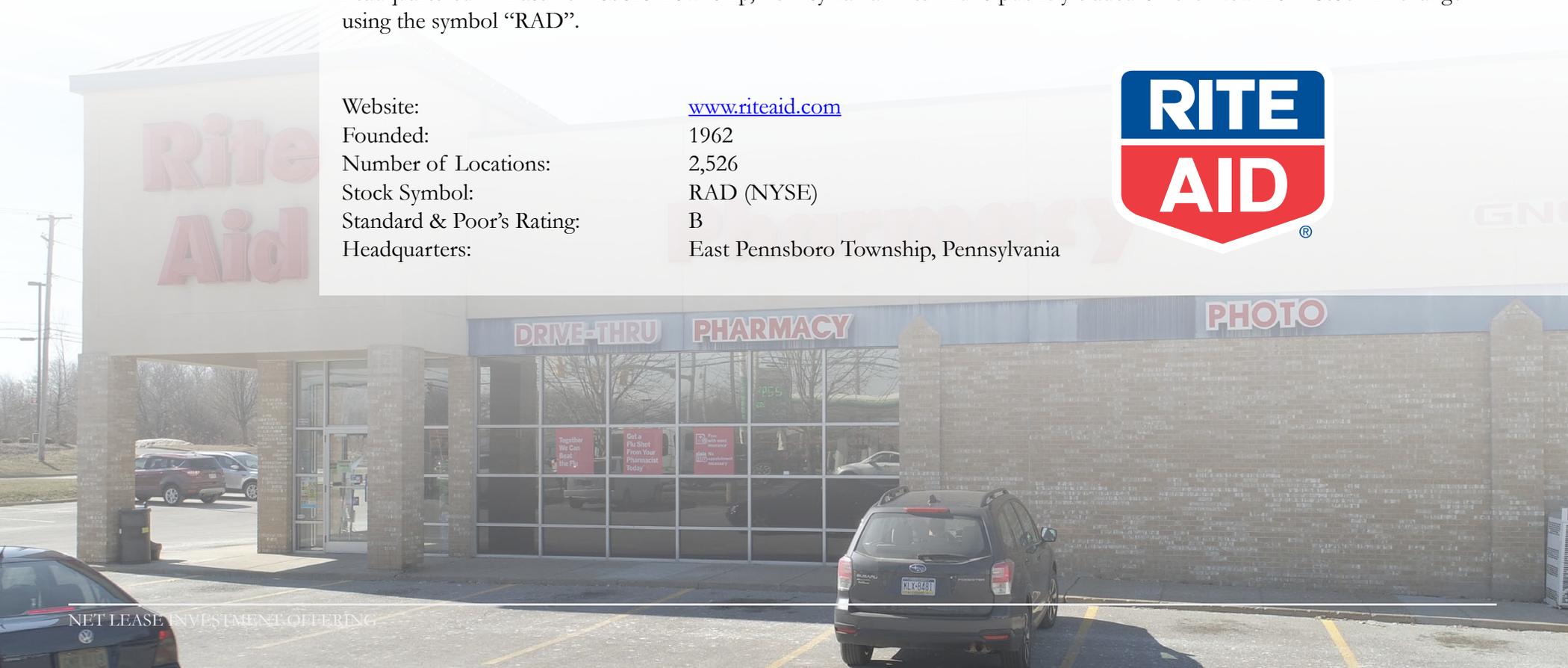
TENANT OVERVIEW:

Rite Aid

Rite Aid Corporation, through its subsidiaries, operates a chain of retail drugstores in the United States. The company sells prescription drugs and a range of other merchandise, including over-the-counter medications, health and beauty aids, personal care items, cosmetics, household items, food and beverages, greeting cards, seasonal merchandise, and other every day and convenience products. It also offers health coaching, shared decision making tools, and health care analytics, including health coaching for medical decisions, chronic conditions, and wellness; population analytic solutions; and consulting services. The company offers its products to customers covered by third party payers, such as insurance companies, prescription benefit management companies, government agencies, private employers, and other managed care providers. It has a strategic alliance with GNC.

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| | |
|---------------------------|--|
| Website: | www.riteaid.com |
| Founded: | 1962 |
| Number of Locations: | 2,526 |
| Stock Symbol: | RAD (NYSE) |
| Standard & Poor’s Rating: | B |
| Headquarters: | East Pennsboro Township, Pennsylvania |





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