



EXCLUSIVELY LISTED INVESTMENT OFFERING

PENNSYLVANIA INVESTMENT OPPORTUNITY



7036 WERTZVILLE ROAD | MECHANICSBURG, PA 17050



Presented By

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Property Overview



**7036 WERTZVILLE ROAD
MECHANICSBURG, PA 17050**

Year Built: 2005

Lot Size: 99,591 Square Feet

Building Size: 14,564 Square Feet

Investment Highlights

LIMITED DRUGSTORE COMPETITION

There are no other drugstores within a 3-mile radius. The nearest Rite is approximately 5.20 miles southeast, the nearest CVS drugstore is approximately 3 miles southwest, and the nearest Walgreens is over 23 miles away.

STABLE INCOME

Rental income guaranteed by Rite Aid parent corporate (S&P B Stable) Fortune 500 Company.

RENT INCREASES IN THE OPTIONS

The lease allows for rental increases every five (5) years during the options. Current annual rent is \$392,328, increasing to \$406,918 in 2026. Please see the Rent Schedule (Page 3) for further information on the increases.

LEASE TERM REMAINING

There are currently 8 years and 6 months remaining on a double net lease with four (5 year) options and increases. Options begin in 2026.

ABOVE AVERAGE INCOME DEMOGRAPHICS

Average household income is \$109,273 in a one mile radius, \$113,962 in a three mile radius, and \$108,417 in a five mile radius.

RITE AID HQ NEAR HARRISBURG, PENNSYLVANIA

The corporate headquarters of Rite Aid is located in Camp Hill, just three miles from Harrisburg, the capital city of Pennsylvania. The subject property is approximately 11 miles southwest of the Camp Hill and Approximately 8 miles from Harrisburg.



Lease Overview

Tenant:

RITE AID (NYSE: RAD)

Landlord Income:

CORPORATE GUARANTEE

Credit Rating:

B STABLE (S&P)

Lease Type:

DOUBLE NET LEASE

Landlord responsible for roof and structure.

Lease Term:

**8 YEARS AND 6 MONTHS REMAINING WITH
FOUR 5 YEAR OPTIONS TO FOLLOW**

Next Option Begins:

AUGUST 1, 2026

Location Overview

Mechanicsburg, is a borough located in Cumberland County, approximately eight miles west of Harrisburg, the capital city of the state of Pennsylvania, located approximately 118 miles northwest of Philadelphia. National firms headquartered in the Harrisburg area or with significant operations there include Tyco Electronics Corporation, Hershey Foods, and Rite Aid Corporation. The area's transportation system contributes to the city's ability for trade, warehousing, and distribution.

Pricing

Price: \$5,604,685

CAP Rate: 7.00%

Price/SF: \$384.83

Monthly Income: \$32,694

Annual Income: \$392,328

Building

Building Square Footage: 14,564

Land Square Footage: 99,591

Rent/Square Foot: \$26.90

Year Built: 2005

Rent Schedule

TERM	DATES	RENT
Current	7/1/2006 - 7/31/2026	\$392,328
Option 1	8/1/2026 - 7/31/2031	\$406,918
Option 2	8/1/2031 - 7/31/2036	\$421,482
Option 3	8/1/2036 - 7/31/2041	\$436,046
Option 4	8/1/2041 - 7/31/2046	\$450,610

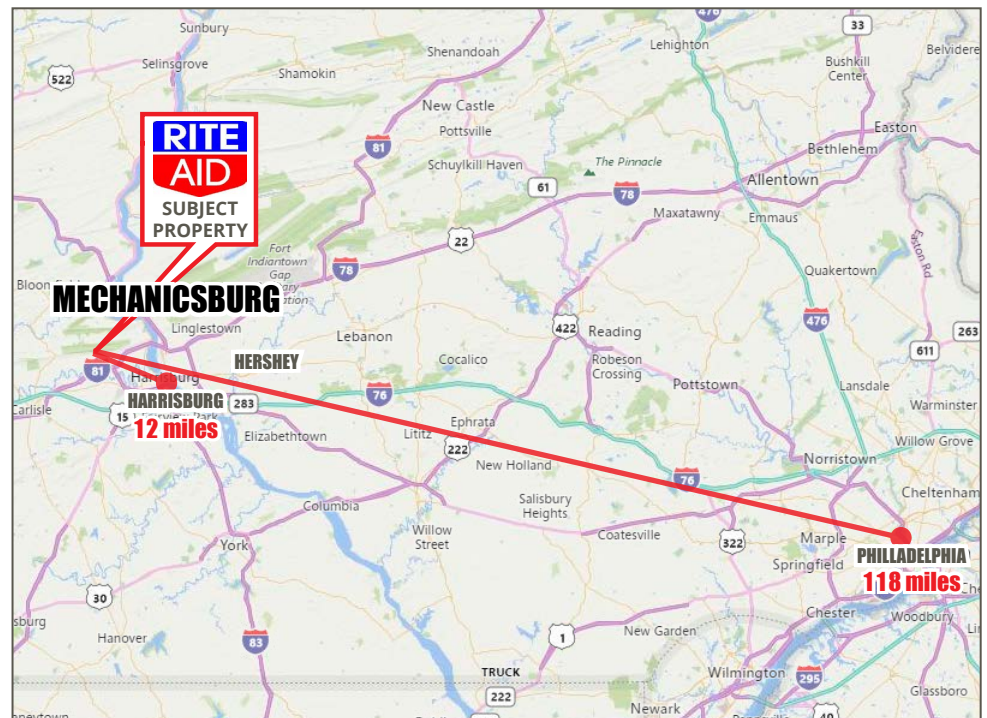


Location Aerial



AREA HIGHLIGHTS

- **RITE AID HEADQUARTERS -** The corporate headquarters of Rite Aid is located in Camp Hill, PA and is approximately 11 miles southeast of the subject property.
- **CAPITAL CITY OF HARRISBURG -** The capital city of Pennsylvania is Harrisburg and is located only 8 miles from Mechanicsburg.
- **SUSQUEHANNA RIVER -** The longest river in the eastern United States, the Susquehanna River covers 27,500 square miles and allows for fishing, boating and transportation industries.
- **HERSHEY'S CHOCOLATE -** The world famous Hershey's Chocolate Company and its amusement destination is headquartered in Hershey, PA approximately 25 east of the subject property.

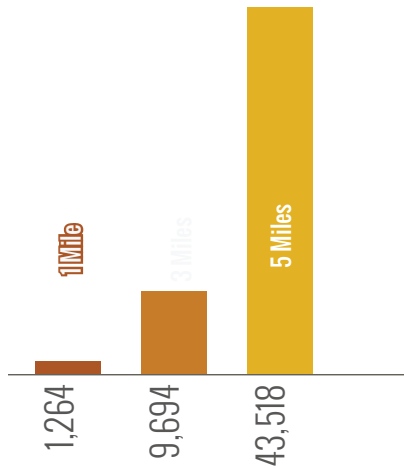


Property Photos

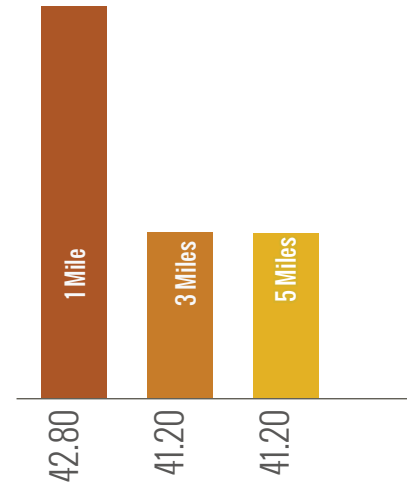


Demographic Snapshot | 2017 Estimate

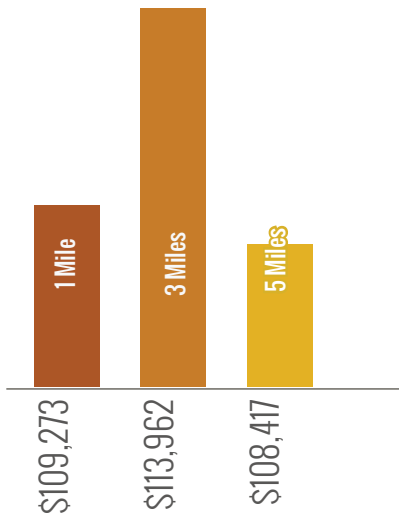
Total Population



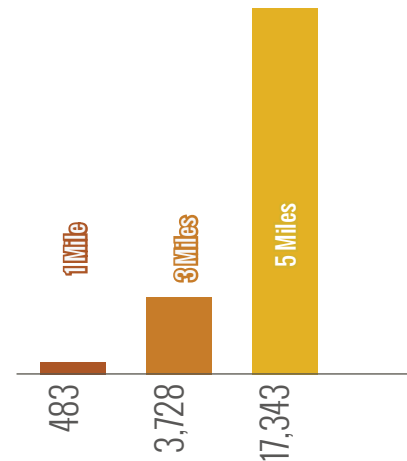
Average Age



Average Household Income



Total Households



Disclaimer: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, distances, lot size, store opening dates, demographic information, aerial information, tenant information & store operating information are approximate.

Buyer and their representatives understands that Rite Aid tenant information was gathered by sources deemed to be reliable including Rite Aid public quarterly and annual reports. Demographic information was provided by Nielsen Information Systems.

By accepting this package, buyer and their representatives must verify the information and bears all risk for any inaccuracies.



Investment Property Recap



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MECHANICSBURG, PA 17050**

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Total Lot Size: 99,591 Square Feet
Total Building Size: 14,564 Square Feet

Pricing

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Landlord Income:

Corporate Guarantee

Credit Rating:

B Stable (S&P)

Lease Type:

Double NET Lease

Landlord responsible for roof and structure.

Lease Term:

8 years and 6 months with Four (5 year) options

Next Option Begins:

August 1, 2026



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DRUGSTORE INVESTMENT SPECIALISTS

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