



# nerej

## Horvath of Horvath & Tremblay handles \$7.6m sale of Rite Aid store in N.H.

October 25, 2021 - Retail



Rochester, NH Bob Horvath of Horvath & Tremblay has completed the sale of Rite Aid. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$7.6 million.

Bob Horvath

Rite Aid is located 105 Milton Rd. Built as a prototype, free-standing store with drive-thru in 2010, the property consists of 14,673 s/f on a 1.97-acre parcel at a signalized intersection across the street from Rochester Market Place.

The Rite Aid lease is fully guaranteed by Rite Aid Corp. and has 10+ years remaining on the initial lease term plus six, five-year renewal options.

The Rite Aid lease is triple net with the tenant responsible for the utilities, the parking lot and all structural elements of the building.

Landlord is fully reimbursed for all CAM, Taxes, Insurance, and any other expenses related to the operation of the property. The Rite Aid offers excellent signage, double drive-thru lanes and easy access from Milton Road and is strategically located at a signalized intersection shared with Rochester Market Place across the street with excellent roadside exposure. The Rochester Market Place features Market Basket, the area's primary grocery store, and Big Lots as anchor tenants.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540