



## KEY FEATURES

- 14,204 SF available for sublease (expiration 1/31/28)
- Formerly Rite Aid Pharmacy
- Zoned B2
- Double drive-through window
- Parking ratio 4.2/1,000 SF - 70 surface spaces
- Signalized intersection with ±9,600 VPD on Bridge St, ±14,500 on CC Camp Rd
- Conveniently located close to I-77
- Modified Gross Rent: \$6.50/SF

FREESTANDING RETAIL

\$6.50/PSF MG SUBLEASE

# FORMER RITE AID AVAILABLE

1475 North Bridge Street  
Elkin, NC 28621

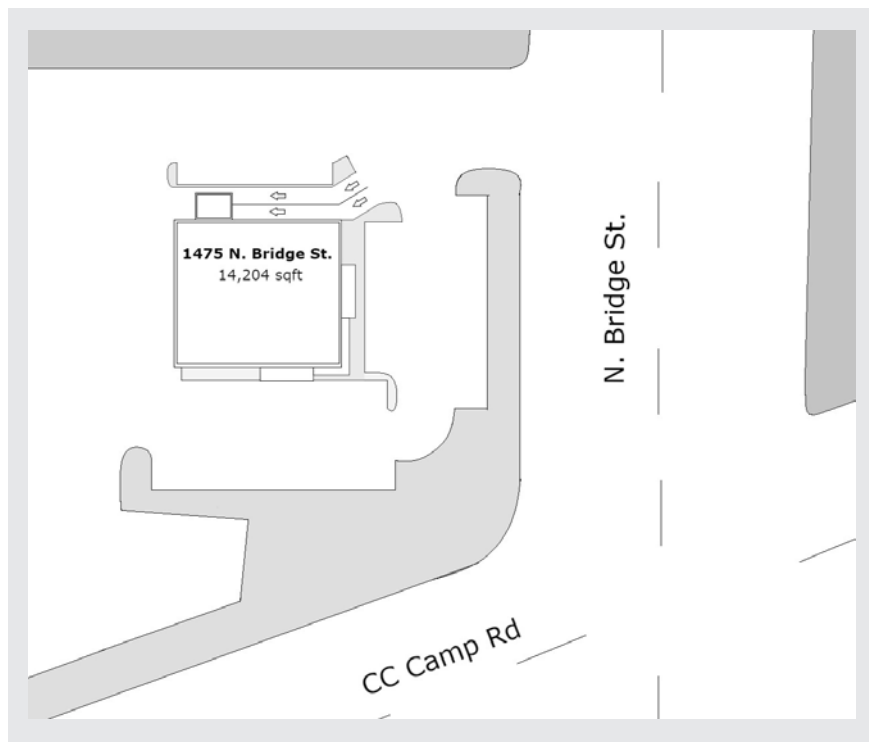
This ± 14,204 SF building, previously a Rite Aid drug store, is available for sublease. This location provides easy access to I-77 and is only 5 minutes from historic Downtown Elkin with its eclectic shopping and restaurants.

## LEARN MORE ABOUT THIS PROPERTY

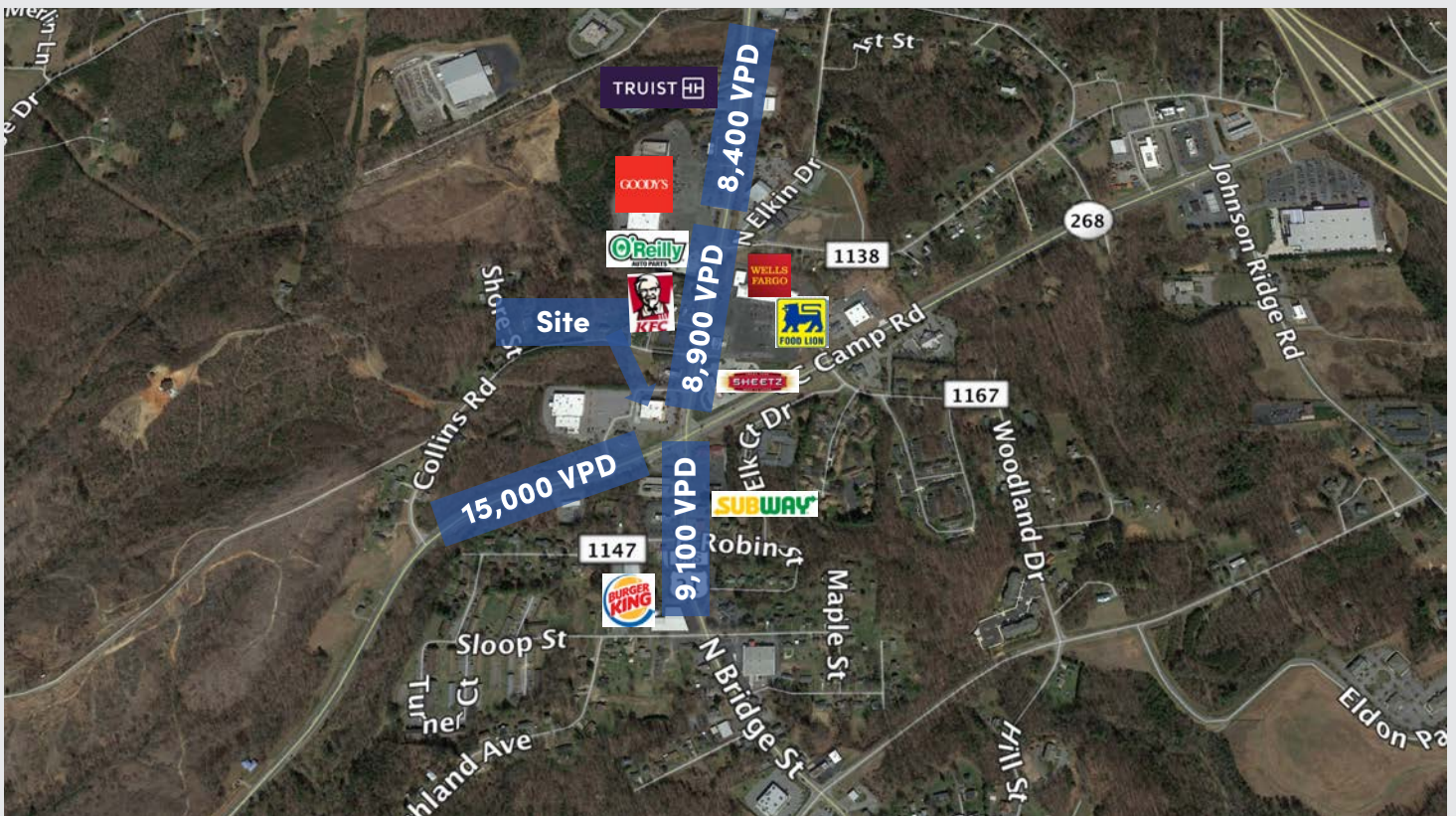
### STEVE VALLOS

Steve@commercialrealtync.com

336.793.0890, ext 105



## TRAFFIC COUNTS



9,600 ON BRIDGE STREET

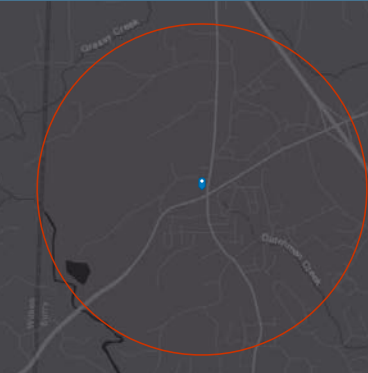
14,500 ON CC CAMP RD.



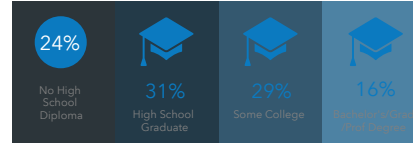
## 1 MILE RADIUS

### DEMOGRAPHIC PROFILE

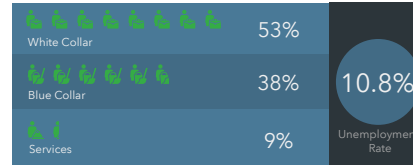
1475 N Bridge St, Elkin, North Carolina, 28621



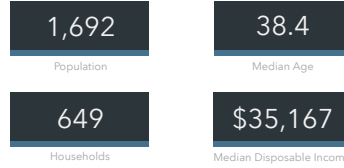
#### EDUCATION



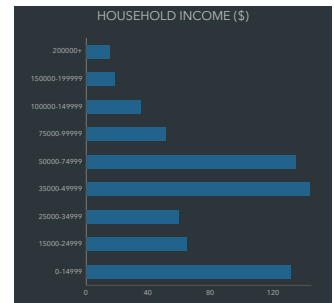
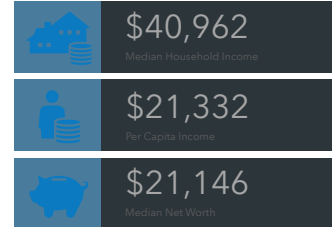
#### EMPLOYMENT



#### KEY FACTS



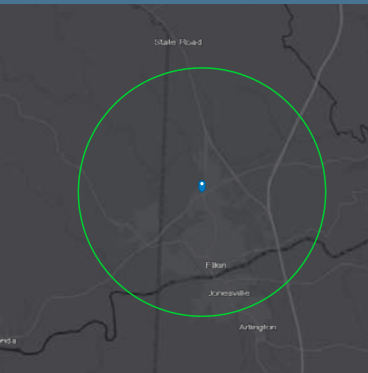
#### INCOME



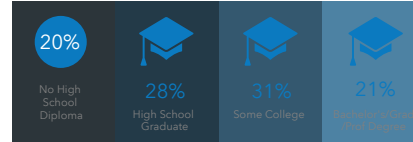
## 3 MILE RADIUS

### DEMOGRAPHIC PROFILE

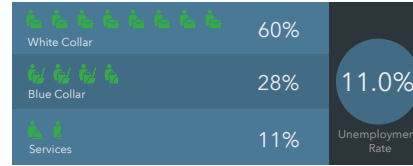
1475 N Bridge St, Elkin, North Carolina, 28621



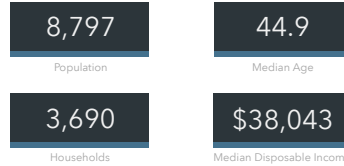
#### EDUCATION



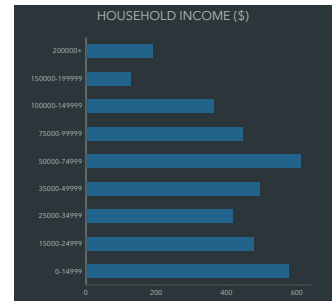
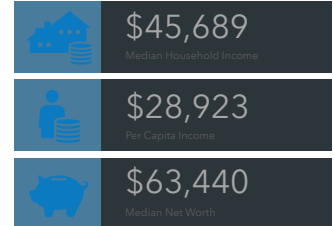
#### EMPLOYMENT



#### KEY FACTS



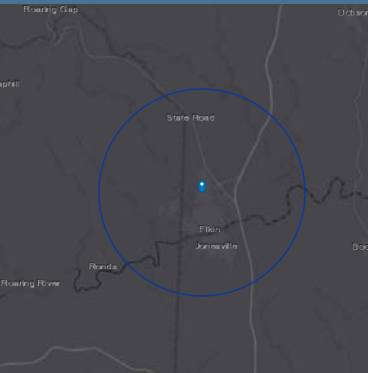
#### INCOME



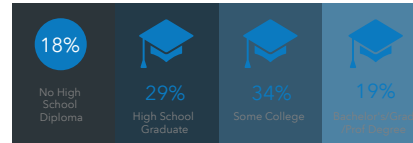
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### DEMOGRAPHIC PROFILE

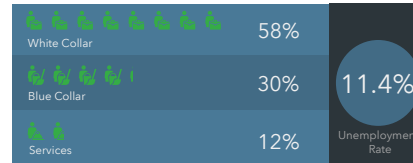
1475 N Bridge St, Elkin, North Carolina, 28621



#### EDUCATION



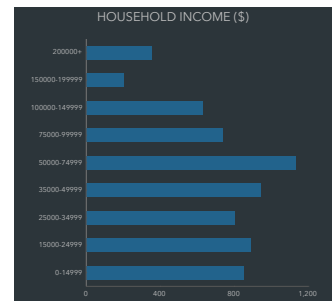
#### EMPLOYMENT

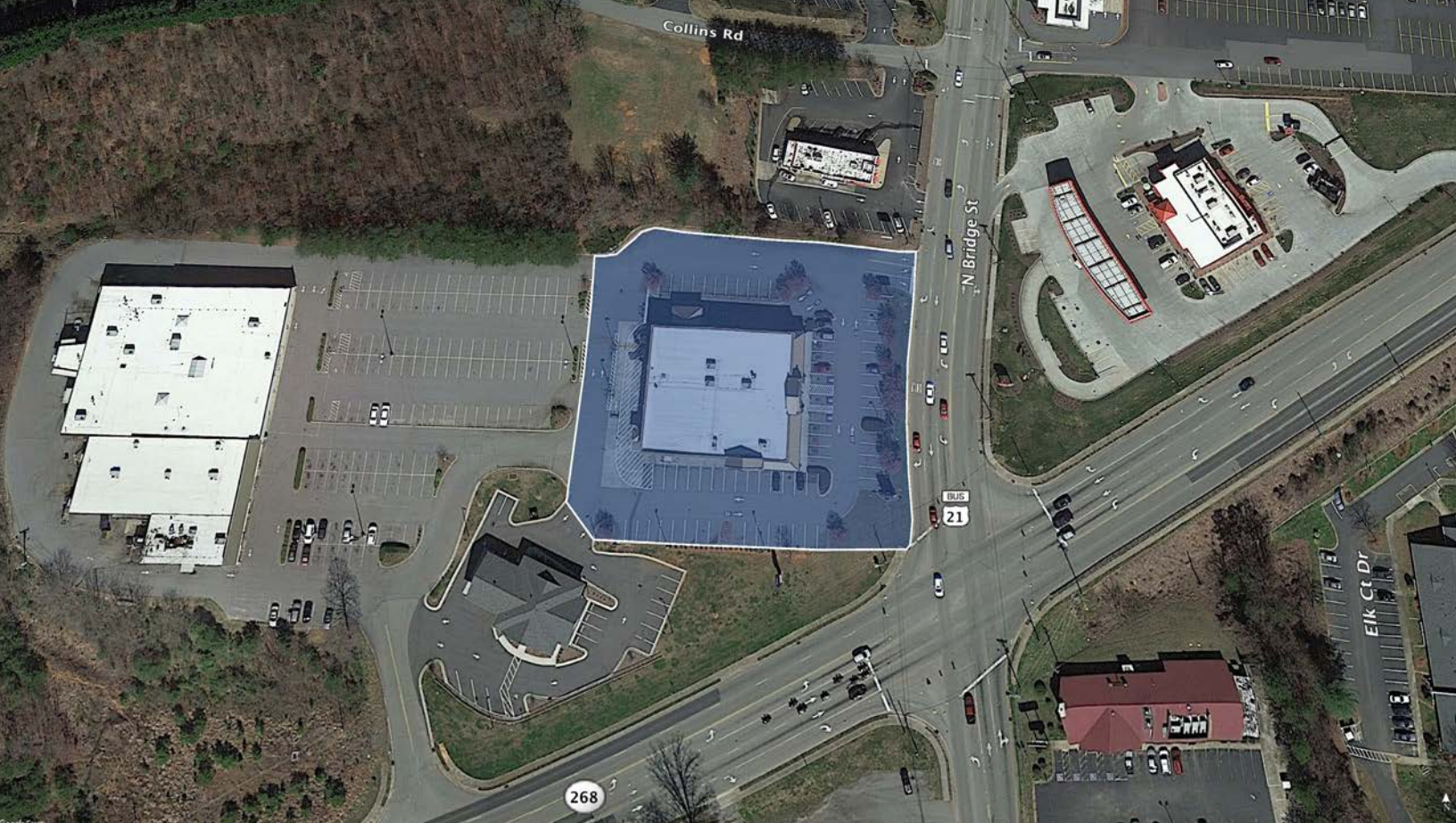


#### KEY FACTS



#### INCOME





# FORMER RITE AID AVAILABLE

LOCATION					
Address	1475 N. Bridge St..	City	Elkin	State	NC
Zip	28621	County	Surry		
PROPERTY DETAILS					
Property Type	Freestanding Retail	Acres ±	1.69	Available SF ±	14,204
Floors	1	Year Built	2009	Drive-Through	Yes
TAX INFORMATION					
Zoning	B2	Tax Pin	4952-18-3396	Tenancy	Vacant
PRICING & TERMS					
Price Guidance*	\$6.50 PSF	Lease Type	Modified Gross**	Term Expiration	1/31/28

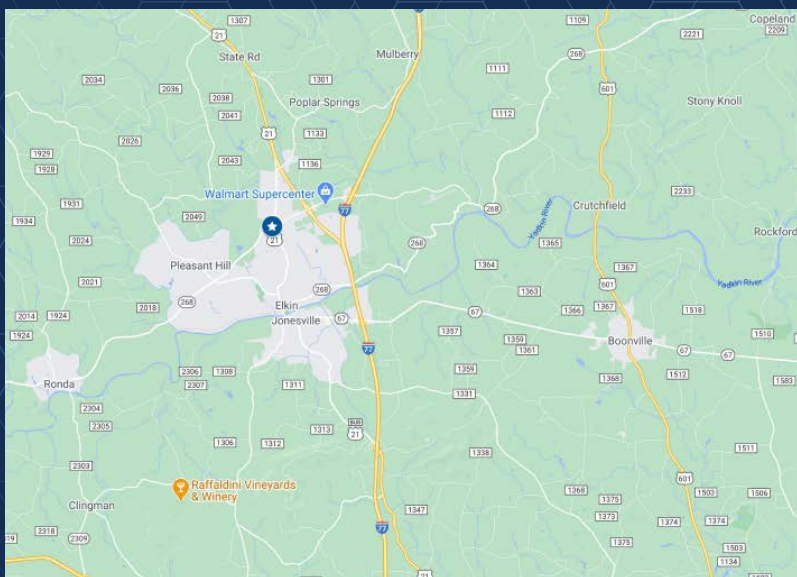
\*Price and terms subject to approval by Walgreens Real Estate Committee.

\*\*Excludes: utilities, insurance, and maintenance.



## FREESTANDING RETAIL

\$6.50/PSF MG SUBLEASE



## LOCATION FEATURES

- Freestanding building at signalized intersection
- ±9,600 VPD on Bridge St, ±14,500 on CC Camp Rd
- Conveniently located close to I-77
- 5 minutes from historic downtown Elkin