



### KEY FEATURES

- ±14,550 SF
- ±1.38 Acre Site
- 43 Parking Spots
- Existing Drive-Thru Window
- AADT: 20,000
- Zoned GB: General Business
- Built in 2010
- Master Lease Expires 10/31/2035

RETAIL

SUBLEASE | \$10 PSF

## DARK WALGREENS ROCKY MOUNT, VA

290 Old Franklin Turnpike  
Rocky Mount, VA 24151

Excellent sublease opportunity for a former Walgreens location in Rocky Mount, VA. This property is located at a high traffic signalized corner, with great visibility from Old Franklin Turnpike. Master Lease runs through 10/31/35.

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>	818	8,120	14,820
<b>Households</b>	363	3,378	6,071
<b>Average Household Income</b>	\$55,718	\$53,677	\$60,202

#### LEARN MORE ABOUT THIS PROPERTY

### STEVE VALLOS

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## DARK WALGREENS - ROCKY MOUNT, VA

### LOCATION

<b>Address</b>	290 Old Franklin Turnpike		
<b>City</b>	Rocky Mount	<b>State/Zip</b>	VA/24151
		<b>County</b>	Franklin

### PROPERTY DETAILS

<b>Property Type</b>	Retail	<b>Acres ±</b>	1.38	<b>Avail SF ±</b>	14,550
<b>Parking ±</b>	43	<b>Building SF ±</b>	14,550	<b>Year Built</b>	2010

### TAX INFORMATION

<b>Zoning</b>	GB
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### PRICING & TERMS

<b>Lease R<sup>t</sup>/SF ±</b>	\$10.00	<b>Lease Type</b>	Sublease
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