



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 |
|---------------------------------|----------|----------|----------|
| Population | 818 | 8,120 | 14,820 |
| Households | 363 | 3,378 | 6,071 |
| Average Household Income | \$55,718 | \$53,677 | \$60,202 |

LEARN MORE ABOUT THIS PROPERTY

STEVE VALLOS

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DARK WALGREENS - ROCKY MOUNT, VA

LOCATION

| | | | |
|----------------|---------------------------|------------------|----------|
| Address | 290 Old Franklin Turnpike | | |
| City | Rocky Mount | State/Zip | VA/24151 |
| | | County | Franklin |

PROPERTY DETAILS

| | | | | | |
|----------------------|--------|----------------------|--------|-------------------|--------|
| Property Type | Retail | Acres ± | 1.38 | Avail SF ± | 14,550 |
| Parking ± | 43 | Building SF ± | 14,550 | Year Built | 2010 |

TAX INFORMATION

| | |
|---------------|----|
| Zoning | GB |
|---------------|----|

PRICING & TERMS

| | | | |
|----------------------|---------|-------------------|----------|
| Lease Rt/SF ± | \$10.00 | Lease Type | Sublease |
|----------------------|---------|-------------------|----------|

