



## KEY FEATURES

- ±14,732 SF Building
- ±1.63 AC Lot
- Parking - 65 Surface Spots
- Built 2004
- 2 Drive-thru lanes
- Vacant, Delivered 'As-Is' (No FF&E)
- Corporate Owned
- Signage: 2 Pylons with 1 Reader Board.
- Pharmacy Restriction
- Zoning: BH - Business Highway
- Walgreens Real Estate Committee must approve buyer and final terms of the sale.

FREESTANDING RETAIL

Asking Price: \$1,450,000

## WALGREENS

\*No Lease Term Included in Sale\*

109 S. Van Buren Rd, Eden, NC 27288

Great opportunity to purchase a Walgreens owned property in Eden, NC.

Located on S. Van Buren, Eden's main retail corridor. This ±14,732 SF property sits on ±1,63 acres and is a great redevelopment opportunity.



### LEARN MORE ABOUT THIS PROPERTY

#### STEVE VALLOS

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**\*All Offers Subject to Walgreens Real Estate Committee Approval.  
Prospective buyers should not disturb store customers or employees.**

FREESTANDING RETAIL

Asking Price: \$1,450,000



**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
<b>Population</b>	2,201	17,108	24,849
<b>Households</b>	1,007	7,343	10,513
<b>Average Household Income</b>	\$48,480	\$49,244	\$50,510

## WALGREENS

### LOCATION

<b>Address</b>	109 S. Van Buren Road	<b>City/Zip</b>	Eden/27288	<b>County</b>	Rockingham
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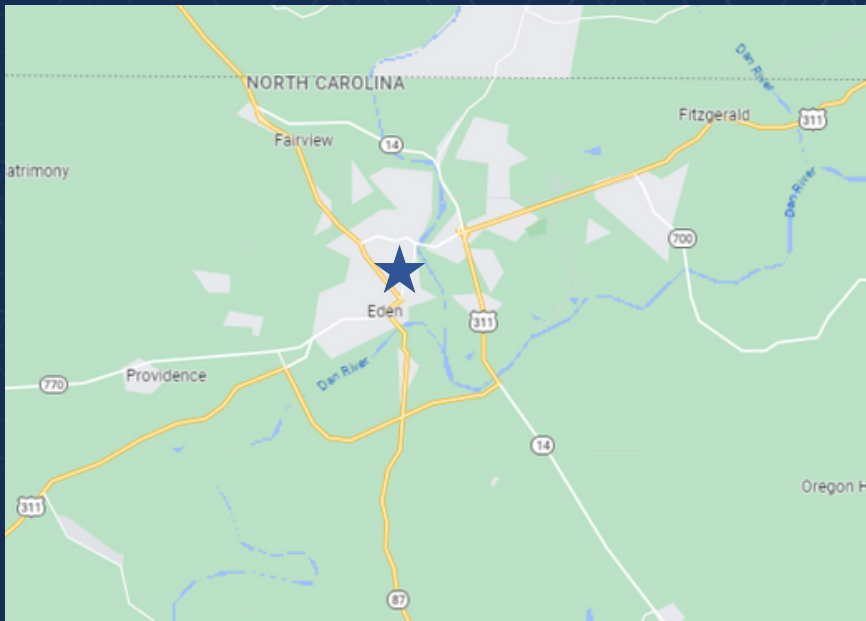
### PROPERTY DETAILS

<b>Property Type</b>	Freestanding Retail	<b>Acres ±</b>	1.63		
<b>Building SF ±</b>	14,732	<b>Floors</b>	1	<b>Year Built</b>	2004

### TAX INFORMATION

<b>Zoning</b>	Commercial	<b>Parcel</b>			
<b>Asking Price</b>	\$1,450,000	<b>Delivery</b>	As - Is		

\*All Offers Subject to Walgreens Real Estate Committee Approval.



### LOCATION FEATURES

- Located on Edén’s Main Retail Corridor
- S. Van Buren Rd (18,000 AADT)
- Signalized Corner