



KEY FEATURES

- ±14,820 SF Building
- ±1.46 AC Lot
- Parking - 58 Surface Spots
- Built 2006
- Drive-thru lanes
- Pylon Sign
- Master Lease Expires: 3/31/31
- Pharmacy Restriction

LEARN MORE ABOUT THIS PROPERTY

STEVE VALLOS

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FREESTANDING RETAIL

Sublease Rate: \$10.00 PSF

DARK WALGREENS

1801 Poinsett Highway
Greenville, SC 29609

Great opportunity to sublease a former Walgreens location in Greenville, SC. Located in the northern part of Greenville, at the intersection of Poinsett Highway and Rives Rd, this ±14,820 SF building sits on ±1.46 acres and is a great repurposing or redevelopment opportunity.



All Offers Subject to Walgreens Real Estate Committee Approval

FREESTANDING RETAIL

Sublease Rate: \$10.00 PSF



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,149	60,758	143,001
Households	2,803	26,191	65,958
Average Household Income	\$42,585	\$50,689	\$54,726

FREESTANDING RETAIL

Sublease Rate: \$10.00 PSF

WALGREENS

LOCATION

Address	1801 Poinsett Hwy	City/Zip	Greenville/29609	County	Greenville
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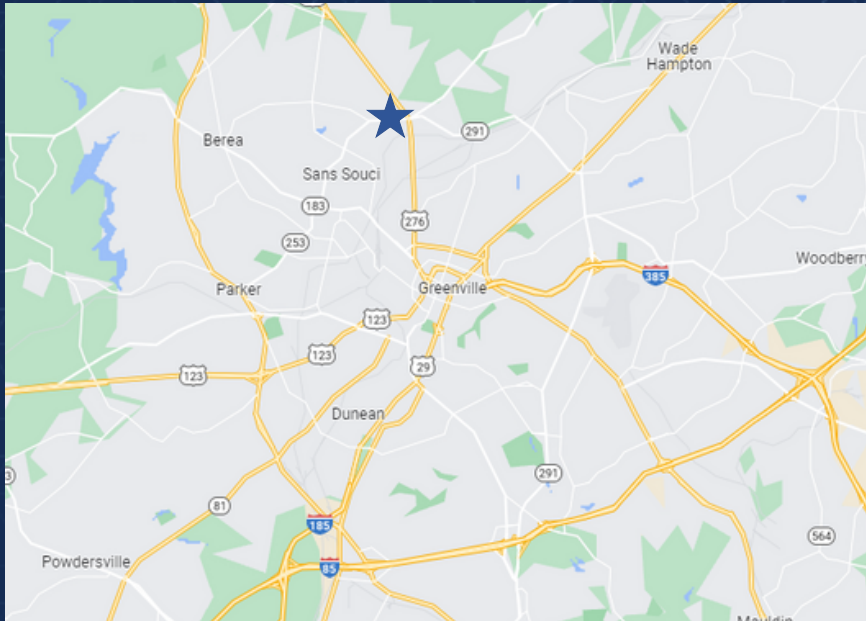
PROPERTY DETAILS

Property Type	Freestanding Retail	Acres ±	1.46		
Building SF ±	14,820	Floors	1	Year Built	2008

TAX INFORMATION

Zoning	Commercial	Master Lease Expires	3/31/2031		
Sublease Rate	\$10.00 PSF MG	Delivery	As - Is		

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LOCATION FEATURES

- Located in Northern Greenville, SC
- Poinsett Highway (38,400 AADT)
- High Traffic, Signalized Intersection
- Significant National Retail Presence in the Area