



KEY FEATURES

- ±13,650 SF Building
- ±1.38 AC Lot
- Parking - 68 Surface Spots
- Built 2008
- Drive-thru lane
- Pylon Sign with Reader Board
- Master Lease Expires: 10/31/33
- Pharmacy Restriction

FREESTANDING RETAIL

Sublease Rate: \$11.50 PSF

DARK WALGREENS

2707 Greensboro Rd
Martinsville, VA 24112

Great opportunity to sublease a former Walgreens location in Martinsville, VA. Located on the south end of town, at the intersection of Greensboro Rd and Rives Rd, this ±13,650 SF building sits on ±1.38 acres and is a great repurposing or redevelopment opportunity.



LEARN MORE ABOUT THIS PROPERTY

STEVE VALLOS

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All Offers Subject to Walgreens Real Estate Committee Approval

FREESTANDING RETAIL

Sublease Rate: \$11.50 PSF



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	1,716	15,193	29,470
Households	764	6,700	12,854
Average Household Income	\$54,600	\$59,577	\$58,205

FREESTANDING RETAIL

Sublease Rate: \$11.50 PSF

WALGREENS

LOCATION

Address	2707 Greensboro Rd	City/Zip	Martinsville/24112	County	Henry
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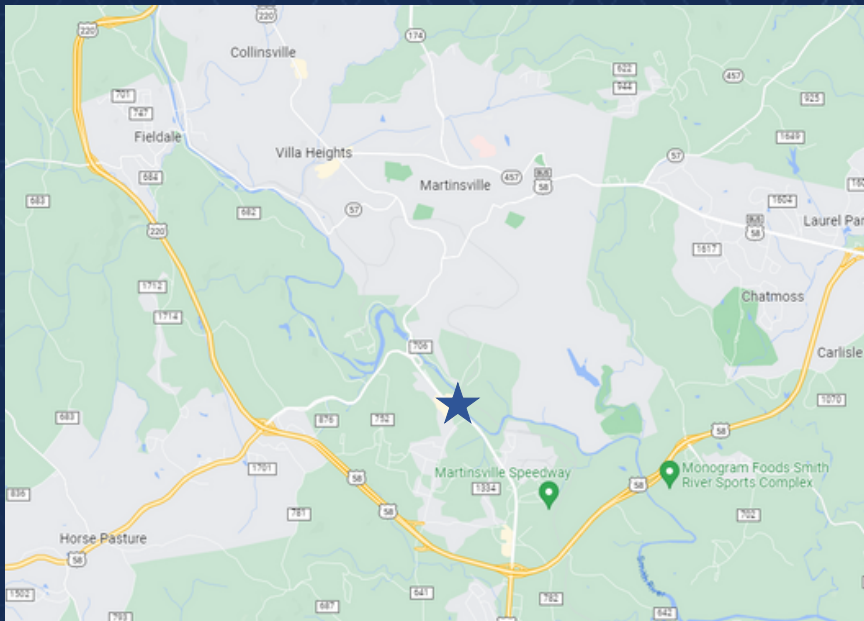
PROPERTY DETAILS

Property Type	Freestanding Retail	Acres ±	1.38		
Building SF ±	13,650	Floors	1	Year Built	2008

TAX INFORMATION

Zoning	B-1	Master Lease Expires	10/31/2033		
Sublease Rate	\$11.50 PSF MG	Delivery	As - Is		

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LOCATION FEATURES

- Located Along a main retail corridor in Martinsville.
- Greensboro Rd (12,000 AADT)
- High Traffic, Signalized Corner
- Several National Retailers Nearby