



KEY FEATURES

- ±13,905 SF Building
- ±1.83 AC Lot
- Parking - 76 Surface Spots
- Built 1997
- 2 Drive-thru lanes
- Master Lease Expires: 8/31/27
- Pharmacy Restriction

FREESTANDING RETAIL**Sublease Rate: \$6.50 PSF**

DARK WALGREENS

1157 Azalea Ave, Richmond, VA 23227

Great opportunity to sublease a former Walgreens location in Richmond, VA.

Located on Azalea Ave, just off I-95. This ±13,905 SF property sits on ±1.83 acres and is a great repurposing or redevelopment opportunity.



LEARN MORE ABOUT THIS PROPERTY

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All Offers Subject to Walgreens Real Estate Committee Approval

FREESTANDING RETAIL

Sublease Rate: \$6.50 PSF



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,983	74,581	233,865
Households	5,309	37,950	112,303
Average Household Income	\$51,685	\$56,444	\$59,515

FREESTANDING RETAIL

Sublease Rate: \$6.50 PSF

WALGREENS

LOCATION

Address	City/Zip	County
1157 Azalea Ave	Richmond/23227	Richmond City

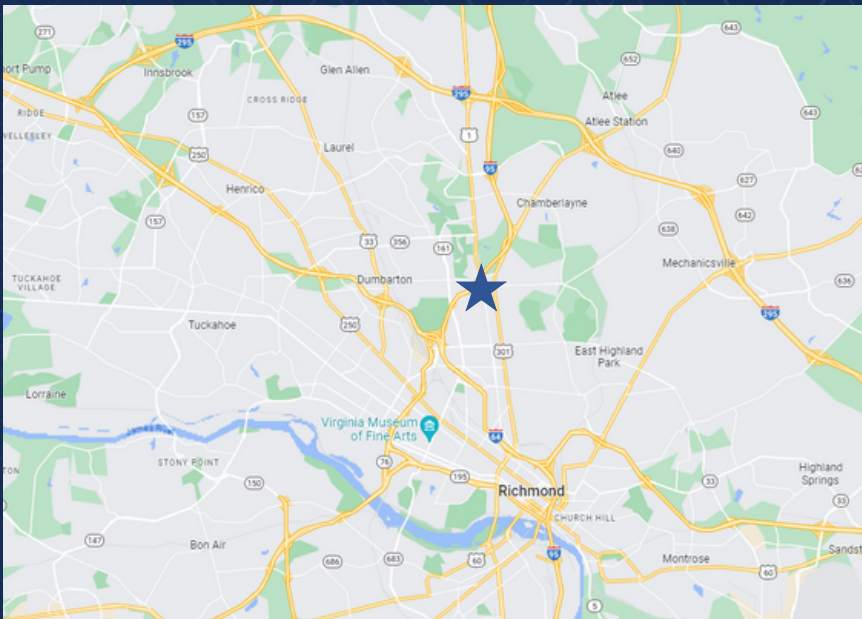
PROPERTY DETAILS

Property Type	Acres ±	Year Built
Freestanding Retail	1.83	1997
Building SF ±	Floors	
13,905	1	

TAX INFORMATION

Zoning	Master Lease Expires	
Commercial	8/31/2027	
Sublease Rate	Delivery	
\$6.50 PSF MG	As - Is	

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



LOCATION FEATURES

- Located just off I-95, in northern Richmond
- Azalea Ave (18,800 AADT)
- Signalized Corner