



## KEY FEATURES

- ±14,820 SF Building
- ±1.6 AC Lot
- Parking - 52 Surface Spots
- Built 2013
- Drive-thru lane
- Pylon Sign with Reader Board
- Master Lease Expires: 4/30/38
- Pharmacy Restriction

FREESTANDING RETAIL

Sublease Rate: \$13.50 PSF

## DARK WALGREENS

5496 University Parkway  
Winston-Salem, NC 27105

Great opportunity to sublease a former Walgreens location in Winston-Salem, NC. Located just south of US 52, at the intersection of University Parkway and Shattalon Dr, this ±14,820 SF building sits on ±1.6 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: \$13.50 PSF



**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
<b>Population</b>	5,436	46,160	102,956
<b>Households</b>	2,385	17,542	40,319
<b>Average Household Income</b>	\$44,899	\$52,027	\$70,217

**FREESTANDING RETAIL**

**Sublease Rate: \$13.50 PSF**

**WALGREENS**

LOCATION

<b>Address</b>	5496 University Parkway	<b>City/Zip</b>	Winston-Salem/27105	<b>County</b>	Forsyth
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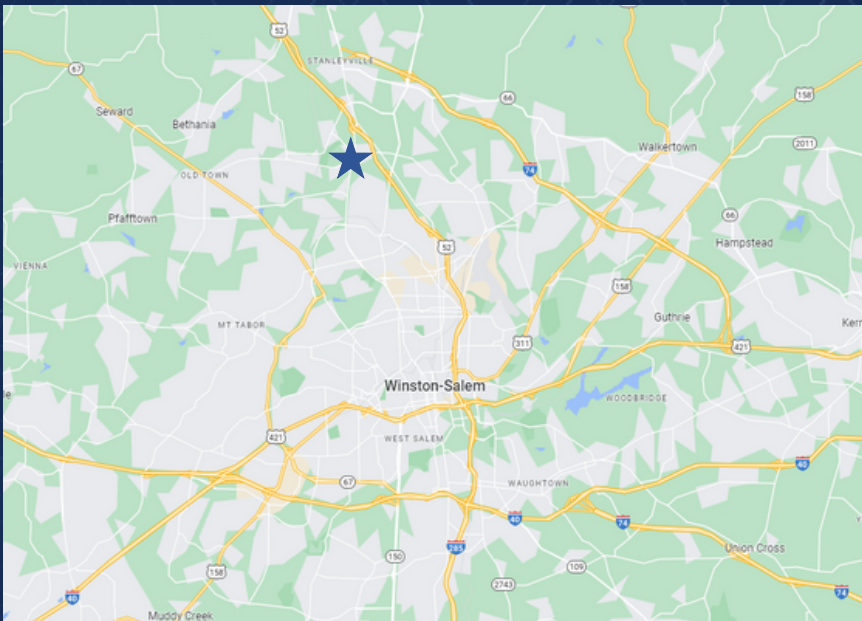
PROPERTY DETAILS

<b>Property Type</b>	Freestanding Retail	<b>Acres ±</b>	1.6		
<b>Building SF ±</b>	14,820	<b>Floors</b>	1	<b>Year Built</b>	2013

TAX INFORMATION

<b>Zoning</b>	Commercial	<b>Master Lease Expires</b>	4/30/2038		
<b>Sublease Rate</b>	\$13.50 PSF MG	<b>Delivery</b>	As - Is		

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**LOCATION FEATURES**

- Located in Northern Winston-Salem, just off US 52
- University Parkway (33,500 AADT)
- High Traffic, Signalized Corner
- Target and Chipotle Nearby