

KEY FEATURES

- ±14,673 SF
- ±1.52 AC Lot
- Parking: 72 Surface Spots
- Drive-Thru Lane
- Pylon sign with reader board
- Built in 2008
- Master lease expires 1/31/2029

FREESTANDING RETAIL

SUBLEASE | \$8.00 PSF

SHELBY WALGREENS

1170 E Marion Street
Shelby, NC 28150

Excellent opportunity to sublease a former Walgreens location in Shelby, NC. Located on the corner of E. Marion St (BUS 74) and Peach St, this ±14,673 SF building sits on ±1.52 acres and is a great opportunity for a high visibility business. Approximately 45 miles West of Charlotte.



LEARN MORE ABOUT THIS PROPERTY

STEVE VALLOS

steve@commercialrealtync.com

336.793.0890, ext 105

FREESTANDING RETAIL

SUBLEASE | \$8.00 PSF



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	4,085	22,237	35,406
HOUSEHOLDS	1,678	9,522	14,792
AVERAGE HOUSEHOLD INCOME	\$60,602	\$54,773	\$57,704

WALGREENS

LOCATION

Address	1170 E. Marion Street	County	Cleveland
City	Shelby	State	NC
		Zip	28150

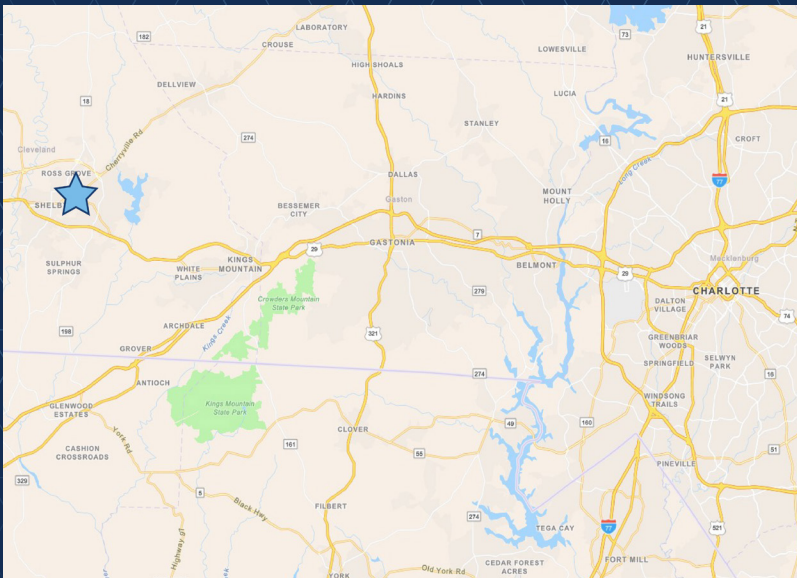
PROPERTY DETAILS

Property Type	Retail	Acres ±	1.52
Building SF ±	14,673	Floors	1
		Year Built	2008

TAX INFORMATION

Zoning	General Business	Master Lease Expires	1/31/2029
Sublease Rate	\$8.00 PSF Modified Gross	Delivery	'As-Is'

ALL OFFERS SUBJECT TO WALGREENS REAL ESTATE COMMITTEE APPROVAL



LOCATION FEATURES

- 45 miles west of Charlotte, NC
- E Marion Street (11,000 AADT)