



KEY FEATURES

- ± 14.820 SF Building
- ±1.78 AC Lot
- Built in 2009
- 73 Surface Parking Spots + Drive Thru Lane
- Master Lease Expires 7/31/2034
- Pharmacy Restriction

LEARN MORE ABOUT THIS PROPERTY

STEVE VALLOS

steve@commercialrealtync.com 336.793.0890, ext 105 FREESTANDING RETAIL

SUBLEASE | \$17.00 PS

WAXHAW WALGREENS

2531 Cuthbertson Road Waxhaw, NC 28173

Excellent opportunity to sublease a former Walgreens location in the Charlotte suburb of Waxhaw, NC. Located on the corner of Cuthbertson Rd. and Providence Rd. S this $\pm 14,820$ SF building sits on ± 1.78 acres and is a great opportunity for a high visibility business.





FREESTANDING RETAIL SUBLEASE | \$17.00 PS



DEMOGRAPHICS						
	1 MILE	3 MILE	5 MILE			
POPULATION	4,134	29,247	68,438			
HOUSEHOLDS	1,217	9,134	21,870			
AVERAGE HOUSEHOLD INCOME	\$153,175	\$156,631	\$172,888			



FREESTANDING RETAIL SUBLEASE | \$17.00 PS

WALGREENS

LOCATION							
Address	2531 Cuthbertson Road			County	Union		
City	Waxhaw	State	NC	Zip	28173		
PROPERTY DETAILS							
Property Type	Retail	Acres ±	1.78				
Building SF ±	14,820	Floors	1	Year Built	2009		
TAX INFORMATION							
Zoning	12 - Commercial			Master Lease Expires	7/31/2034		
Sublease Rate	\$17.00 PSF Modified Gross			Delivery	'As-Is'		

ALL OFFERS SUBJECT TO WALGREENS REAL ESTATE COMMITTEE APPROVAL



LOCATION FEATURES

- 20 miles from Uptown Charlotte
- Corner of Providence Rd. S and Cuthbertson Rd.
- Providence Rd. (19,500 AADT)