



## KEY FEATURES

- ±14,550 SF
- ±1.48 AC Lot
- Parking: 60 Surface Spots
- Drive Thru Lane
- Pylon Sign
- Master Lease Expires 8/31/2035
- Pharmacy Restriction

FREESTANDING RETAIL

SUBLEASE | \$15.00 PSF

# ATHENS WALGREENS

3355 Lexington Road

Athens, GA 30605

Excellent opportunity to sublease a former Walgreens location in Athens, GA. Located on the corner of Lexington Rd. and Gaines School Rd., this ±14,550 SF building sits on ±1.48 acres and is a great opportunity for a high visibility business. Approximately 3.5 miles from the University of Georgia campus.

## LEARN MORE ABOUT THIS PROPERTY

### STEVE VALLOS

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336.793.0890, ext 105



FREESTANDING RETAIL

SUBLEASE | \$15.00 PSF



### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,484	38,801	83,714
HOUSEHOLDS	2,908	16,160	32,953
AVERAGE HOUSEHOLD INCOME	\$48,016	\$58,126	\$64,346

## WALGREENS

### LOCATION

<b>Address</b>	3355 Lexington Road			<b>County</b>	Athens-Clarke
<b>City</b>	Athens	<b>State</b>	GA	<b>Zip</b>	30605

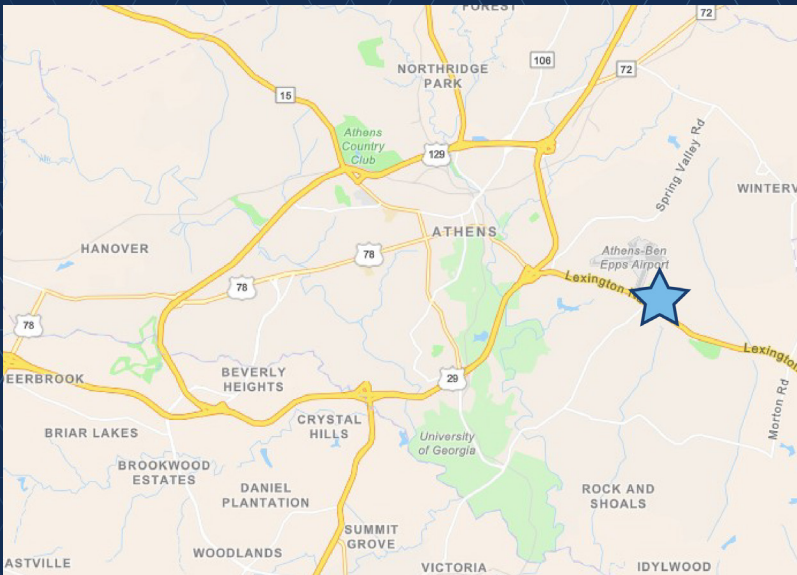
### PROPERTY DETAILS

<b>Property Type</b>	Retail	<b>Acres ±</b>	1.48		
<b>Building SF ±</b>	14,550	<b>Floors</b>	1	<b>Year Built</b>	2010

### TAX INFORMATION

<b>Zoning</b>	C-G	<b>Master Lease Expires</b>	8/31/2035
<b>Sublease Rate</b>	\$15.00 PSF Modified Gross	<b>Delivery</b>	'As-Is'

\*ALL OFFERS SUBJECT TO WALGREENS REAL ESTATE COMMITTEE APPROVAL\*



### LOCATION FEATURES

- Located on the east side of Athens, GA
- 2 miles from the Athens-Beu Epps Airport and 3.5 miles from UGA campus
- Corner of Lexington Rd. (24,080 AADT) and Gaines School Rd. (16,000 AADT)