



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

FREESTANDING RETAIL

SUBLEASE | \$17.00 PSF

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 ±14,820 SF building sits on ±1.78 acres and is a great opportunity for a high visibility business.

LEARN MORE ABOUT THIS PROPERTY

STEVE VALLOS

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336.793.0890, ext 105



FREESTANDING RETAIL

SUBLEASE | \$17.00 PSF



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

WALGREENS

LOCATION

Address	2531 Cuthbertson Road			County	Union
City	Waxhaw	State	NC	Zip	28173

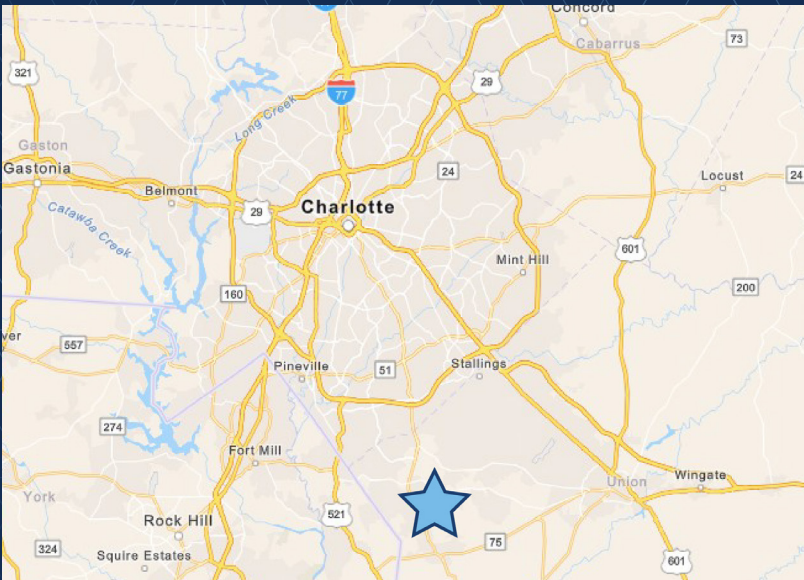
PROPERTY DETAILS

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)