



**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

LEARN MORE ABOUT THIS PROPERTY

## STEVE VALLOS

steve@commercialrealtync.com 336.793.0890, ext 105 FREESTANDING RETAIL

SUBLEASE | \$8.00 PSF

## **SHELBY WALGREENS**

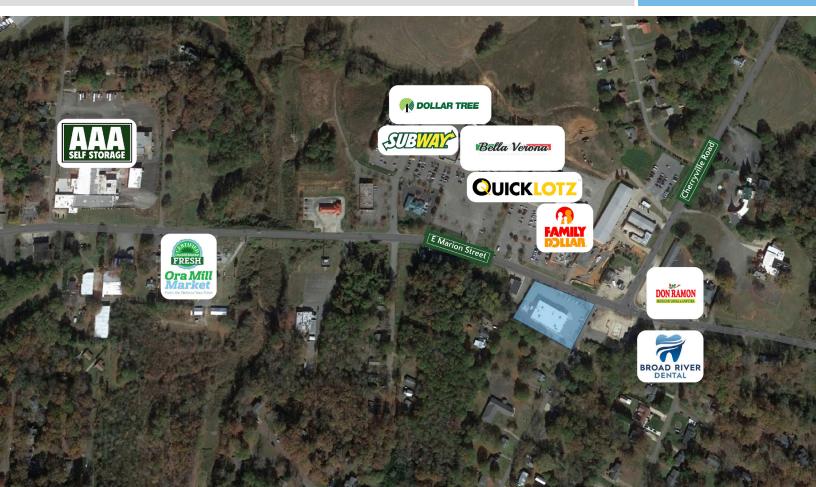
1170 E Marion Street Shelby, NC 28150

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  $\pm 14,673$  SF building sits on  $\pm 1.52$  acres and is a great opportunity for a high visibility business. Approximately 45 miles West of Charlotte.





FREESTANDING RETAIL SUBLEASE | \$8.00 PS



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		

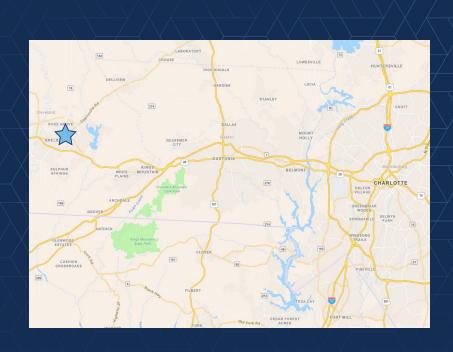


FREESTANDING RETAIL SUBLEASE | \$8.00 PS

## **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)