



FOR SUBLEASE

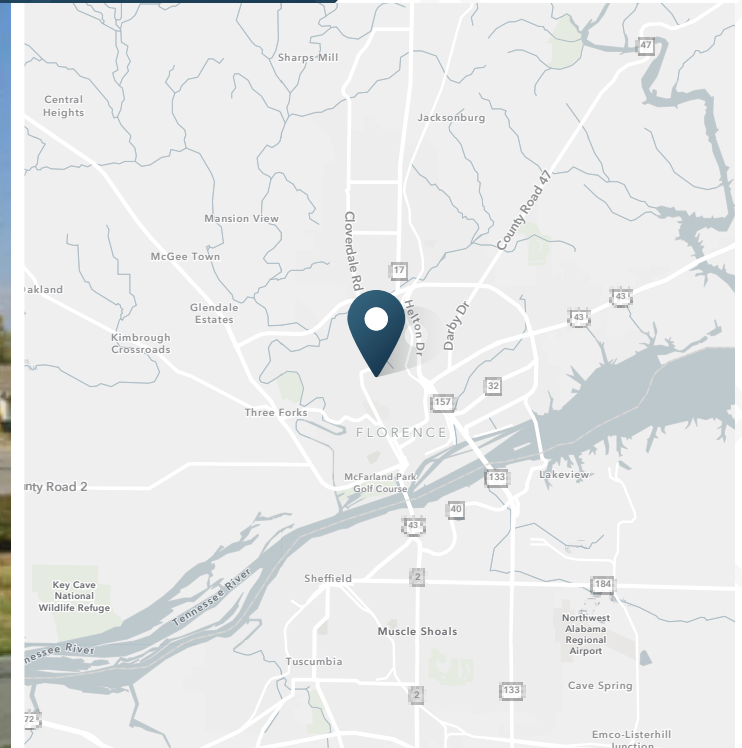
Former Walgreens: Florence, AL

1313 N Wood Avenue | Florence, AL



Former Walgreens: Florence, AL

1313 N Wood Avenue | Florence, AL 35630



11,060 SF
Available

\$9.00 PSF
Lease Rate

All offers are subject to approval by Walgreens Real Estate Committee.

DESCRIPTION

- 11,060 SF Former Walgreens building with drive-thru
- Lease expires 12/31/2024
- All offers are subject to approval by Walgreens Real Estate Committee.

NEARBY RETAILERS



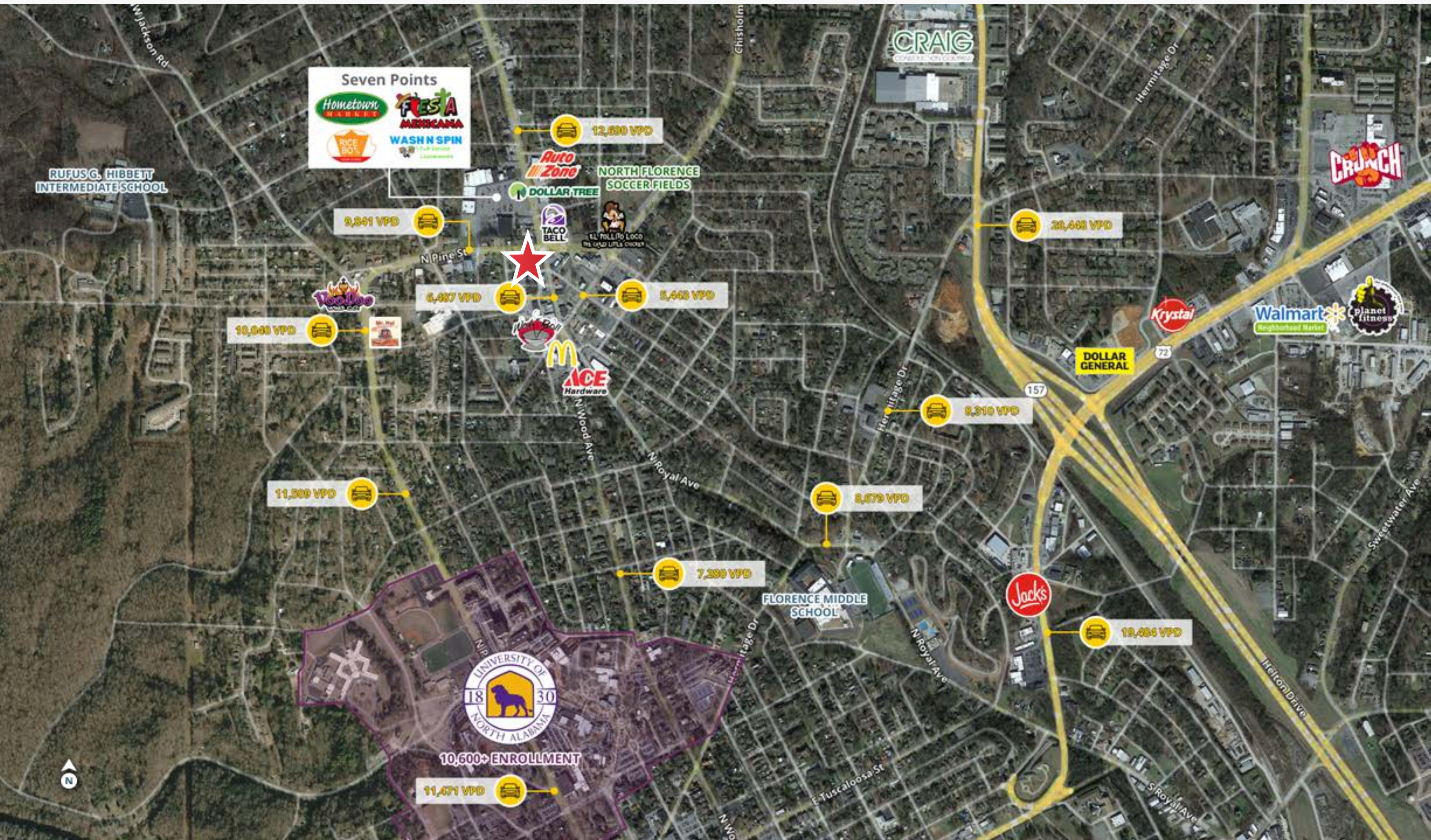
DOLLAR TREE **AutoZone**



TRAFFIC COUNTS

N Wood Avenue, adjacent to Site	6,487 VPD
N Pine Street, adjacent to Site	9,841 VPD
N Pine Street, SW of Site	11,509 VPD
Helton Drive, E of Site	20,448 VPD

Year: 2022 | Source: ALDOT



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

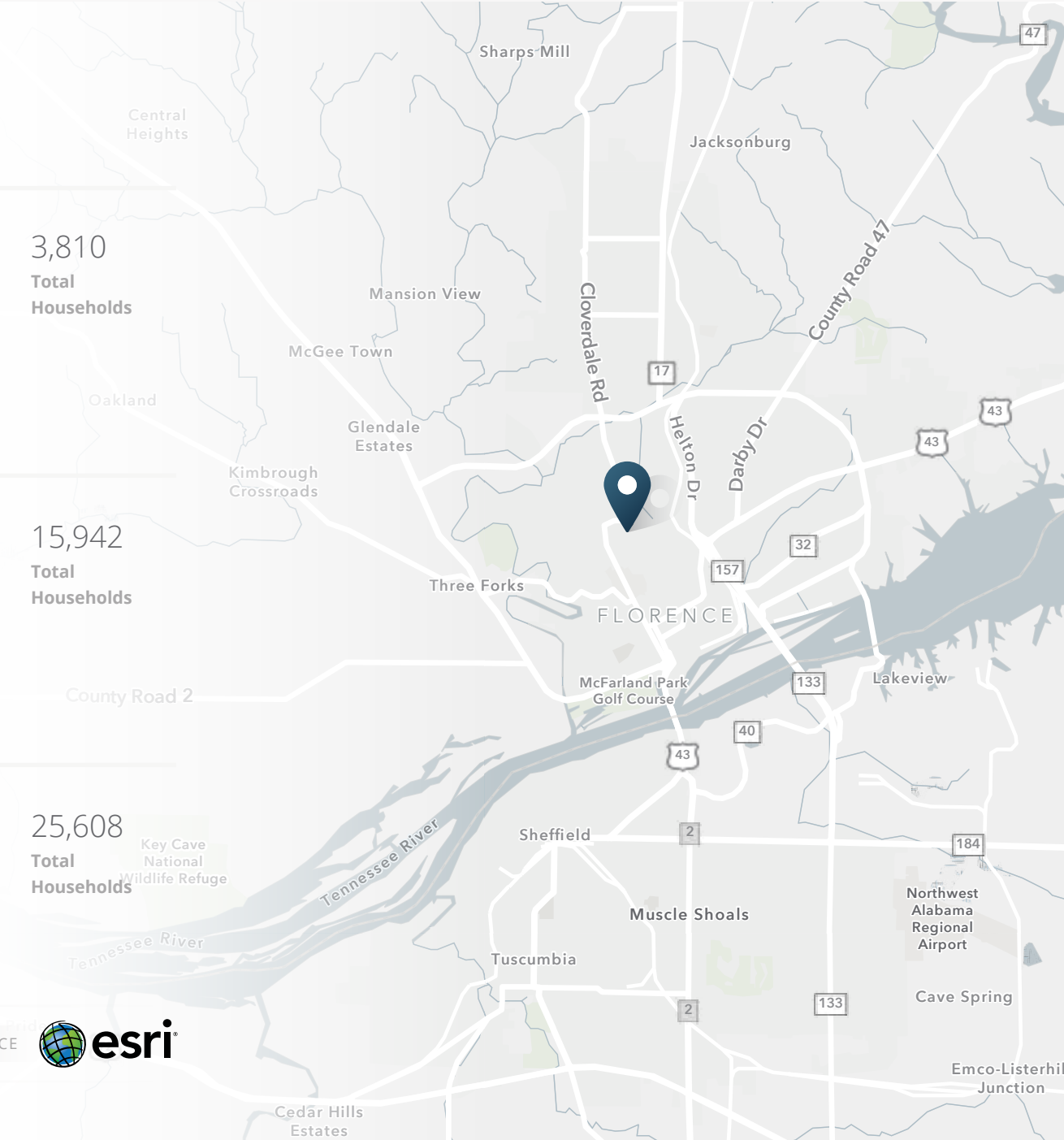
9,600 Population	7,773 Total Daytime Population	\$53,318 Average Household Income	3,810 Total Households
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3 MILES

36,401 Population	42,057 Total Daytime Population	\$60,918 Average Household Income	15,942 Total Households
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5 MILES

57,787 Population	69,776 Total Daytime Population	\$65,055 Average Household Income	25,608 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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