

# FORMER RITE AID AVAILABLE FOR SUBLEASE

1013 EAST MEMORIAL DR | AHOSKIE, NC 27910



Henry Breaux | 704.644.4580  
hbreaux@providencegroup.com

Andrew Tanneberger | 704.315.5250  
atanneberger@providencegroup.com



**THE  
PROVIDENCE GROUP**  
EXCELLENCE IN RETAIL REAL ESTATE

300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203  
WWW.PROVIDENCEGROUP.COM

**FOR SUBLEASE**

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS



### PROPERTY / LEASE INFORMATION

Modified Gross Rent:
 

\$7.75 / SF

Total Square Footage :
 

10,908 SF

Lease Expiration:
 

4 / 4 / 2026

### PROPERTY DESCRIPTION

Freestanding building at a fully signalized intersection

56 Parking Spaces

14.4’ drop ceiling height

Subtenant is responsible for all onsite maintenance expenses

DEMOGRAPHICS (2020)	1 MILE	3 MILE	5 MILE
POPULATION	2,384	6,616	9,797
AVERAGE HH INCOME	\$44,973	\$50,151	\$52,540
MEDIAN HH INCOME	\$35,698	\$39,549	\$41,078
BUSINESS ESTABLISHMENTS	278	472	543
DAYTIME EMPLOYMENT	2,454	4,980	5,532

### NCDOT TRAFFIC COUNTS (2019)

22,000 VPD on Memorial Dr

11,500 VPD on Catherine Creek Rd



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

© 2020 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.





Ahoskie Commons

   