



KEY FEATURES

- ±13,286 SF
- ±1.7 Acre Site
- 61 Parking Spaces
- Existing Drive-Thru
- Pylon Signage (Electric Reader)
- Zoning: C-2 (General Commercial)
- Master Lease through 4/30/39

LEARN MORE ABOUT THIS PROPERTY

STEVE VALLOS

steve@commercialrealtync.com
 336.793.0890, ext 105

RETAIL - DEVELOPMENT SITE

SUBLEASE - \$11.50 PSF MG

WALGREENS DALTON, GA

2225 E Walnut Ave, Dalton, GA 30721

Excellent sublease opportunity of a former Walgreens location in Dalton, GA. This ±13,286 SF building sits on a ±1.7 acres on the NW Corner of E Walnut Ave and E Morris St.

	1 MILE	2 MILES	3 MILES
POPULATION	5,751	17,286	31,666
HOUSEHOLDS	1,783	5,440	10,414
AVERAGE HH INCOME	\$63,345	\$55,322	\$64,858

ALL OFFERS SUBJECT TO WALGREENS REAL ESTATE COMMITTEE APPROVAL



WALGREENS - DALTON, GA

LOCATION

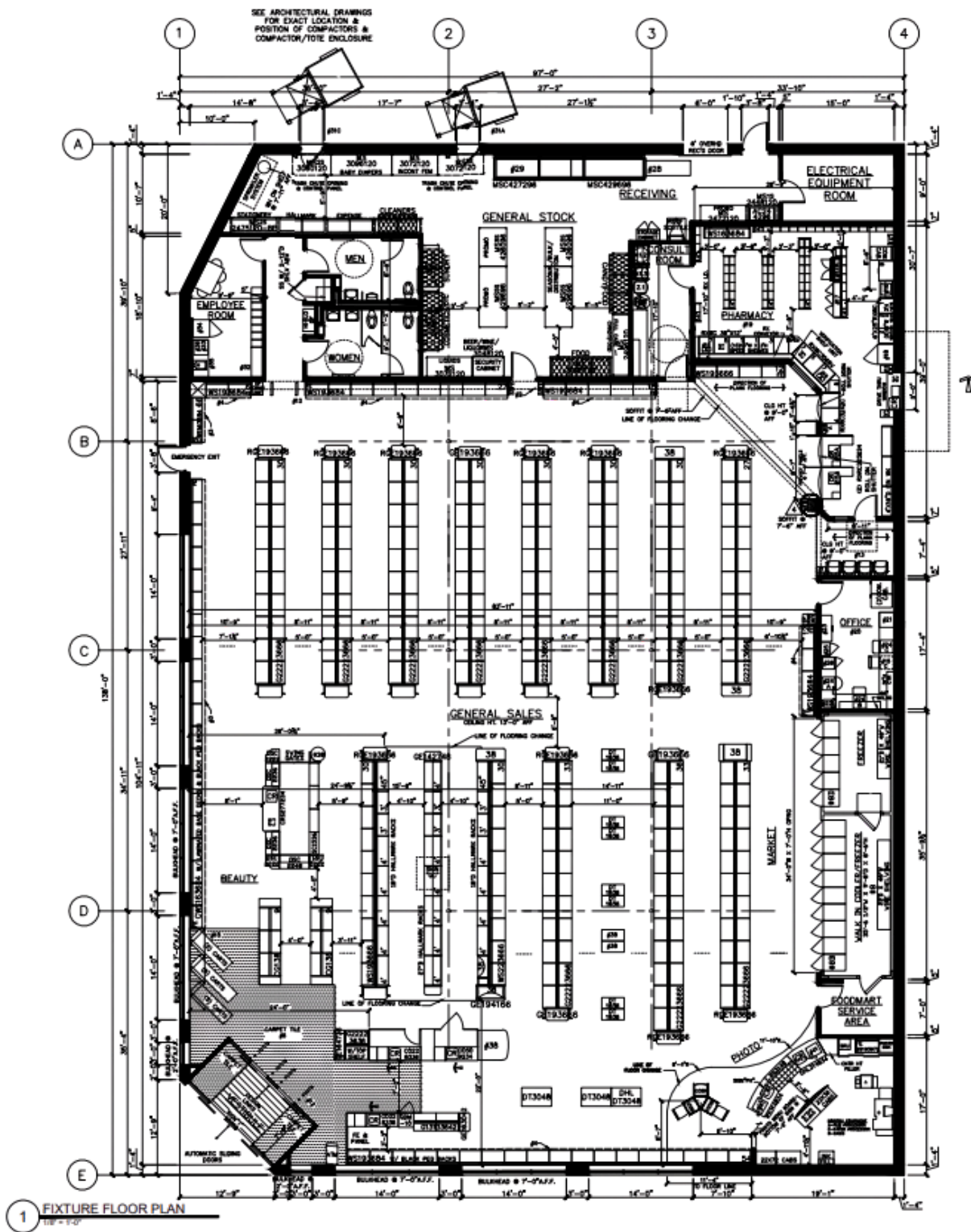
Address	2225 E Walnut Ave	City	Dalton
State	GA	Zip	30721
		County	Whitfield

PROPERTY DETAILS

Property Type	Retail	Acres ±	1.7	Avail SF ±	13,286
Year Built	2008				

PRICING & TERMS

Sublease Rate	\$11.50 PSF MG
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FF&E Floor Plan

All Fixtures and Equipment have been removed.

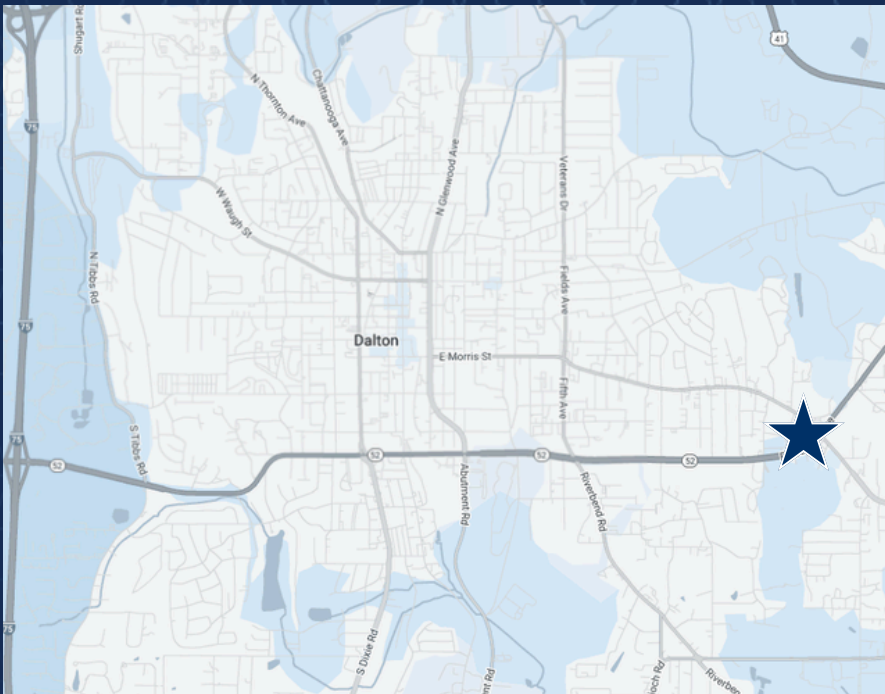
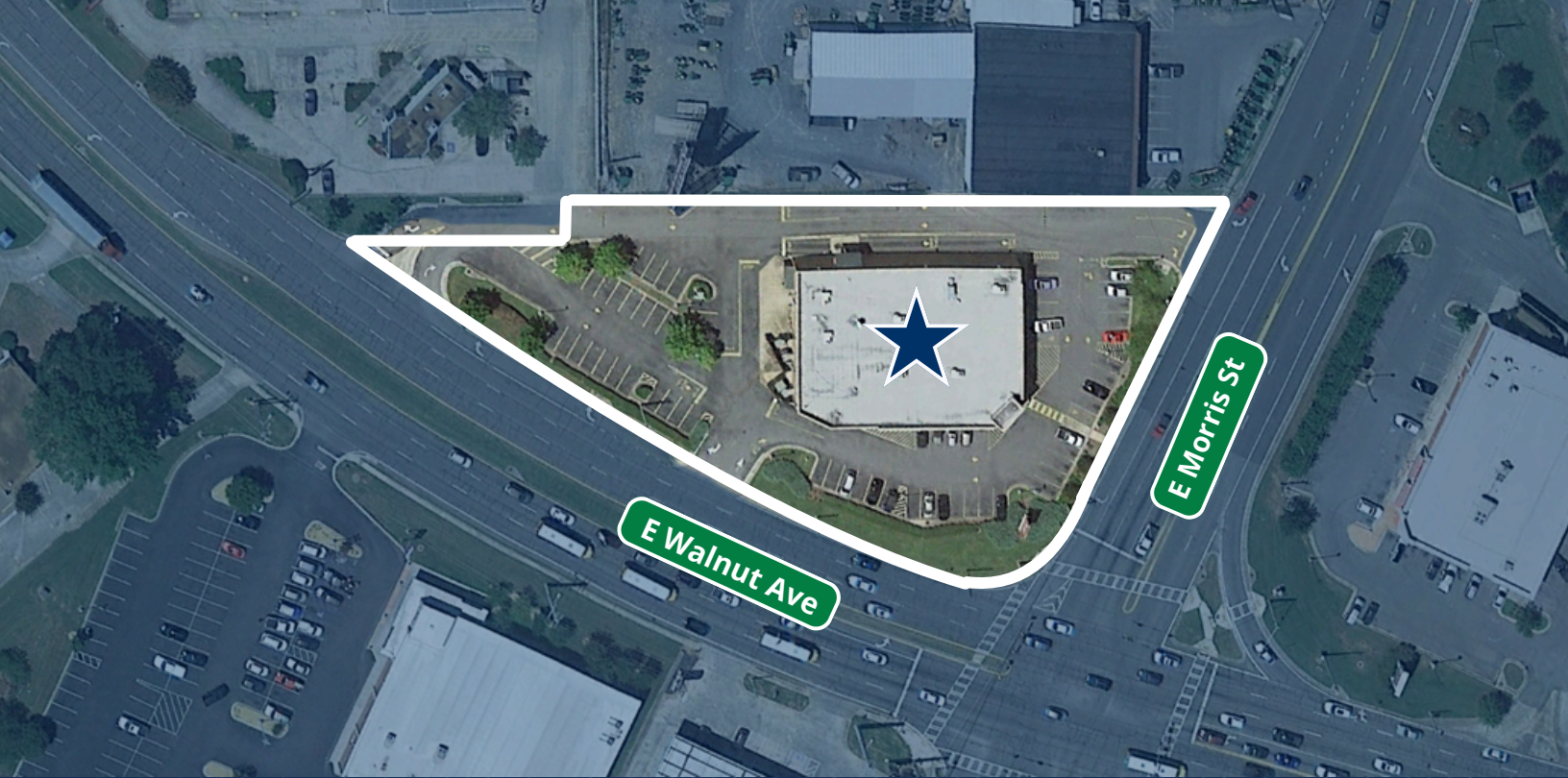
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SUBLEASE - \$11.50 PSF MG



LOCATION FEATURES

- AADT:
 - E Walnut Ave (±27,030)
 - Airport Rd (±13,600)
- 4 Miles from I-75