



## KEY FEATURES

- ± 14,820 SF
- ± 1.77 Acre Site
- 60 Parking Spaces
- Monument Sign
- Drive-Thru
- Master Lease Expires 2/28/35

FREESTANDING RETAIL

SUBLEASE | \$13.00 MG

# FLORENCE WALGREENS

726 S Irby Street

Florence, SC 29501

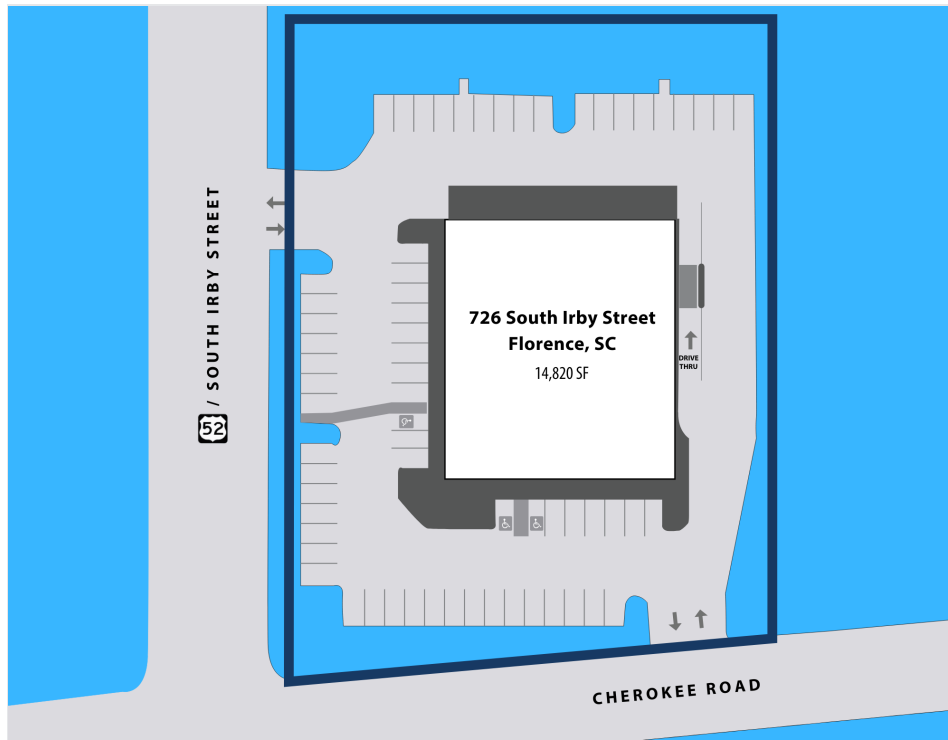
Excellent sublease opportunity of a former Walgreens property in Florence, SC. This ±14,820 SF building, located at the corner of S Irby Street and Cherokee Road, sits on a ±1.77-acre site with great visibility and access. Featuring 60 parking spaces, a drive-thru, and a monumental sign with digital reader board. The property presents a great location for groups looking to enter the market or upgrade their existing real estate.

## LEARN MORE ABOUT THIS PROPERTY

### STEVE VALLOS

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## FLORENCE WALGREENS

### LOCATION

<b>Address</b>	726 S Irby Street		<b>City</b>	Florence	
<b>State</b>	SC	<b>Zip</b>	29501	<b>County</b>	Florence

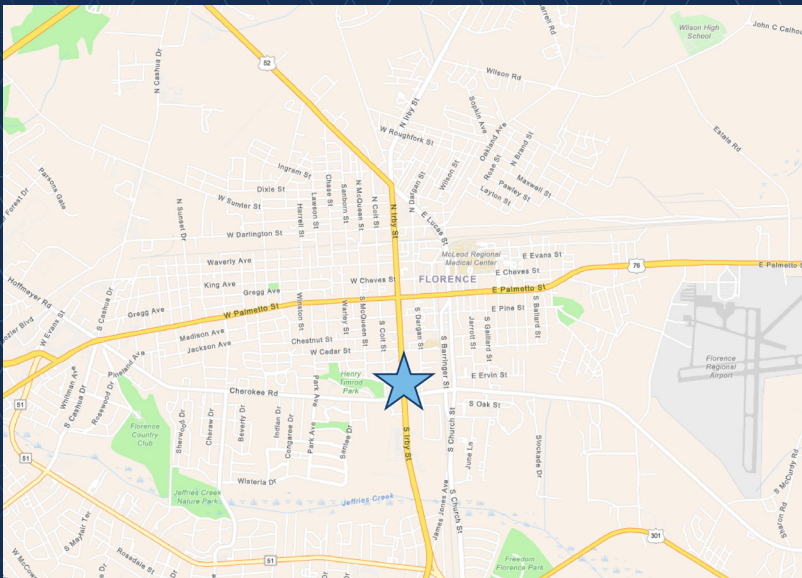
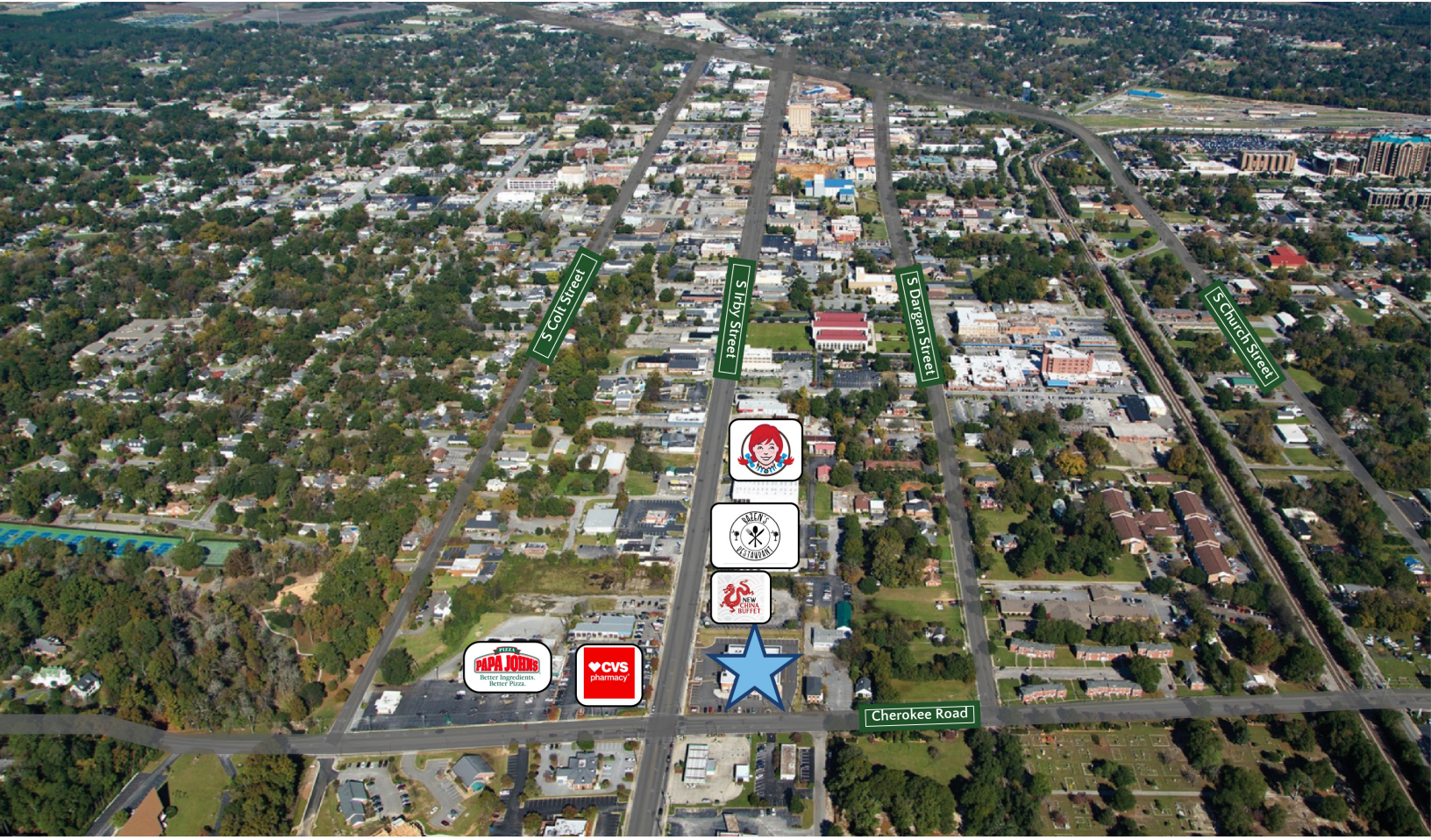
### PROPERTY DETAILS

<b>Property Type</b>	Retail	<b>Acres ±</b>	1.77	<b>Avail SF ±</b>	14,820
<b>Parking</b>	60			<b>Year Built</b>	2015

### PRICING & TERMS

<b>Lease Rt/SF</b>	\$13.00	<b>Lease Type</b>	MG
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### LOCATION FEATURES

- ±14,820 SF
- ±1.77 Acre Site
- S Irby Street (20,140 AADT)
- 2.5 miles from I-20
- 4.5 miles from I-95