

# FORMER WALGREENS

AVAILABLE FOR SUBLEASE

7201 Castor Ave.  
Philadelphia, PA



## PROPERTY SUMMARY

Former Walgreens available for sublease. This freestanding building features a large parking lot on Castor Avenue with great signage and visibility. Nearby major retailers include Sunoco, New Olympia House, Buccann and more.

## HIGHLIGHTS

- Building SF: 14,525
- Lease Expiration: 2/1/35
- All leases must be coterminous

**Asking Price: \$200,000 Modified Gross Per Annum**

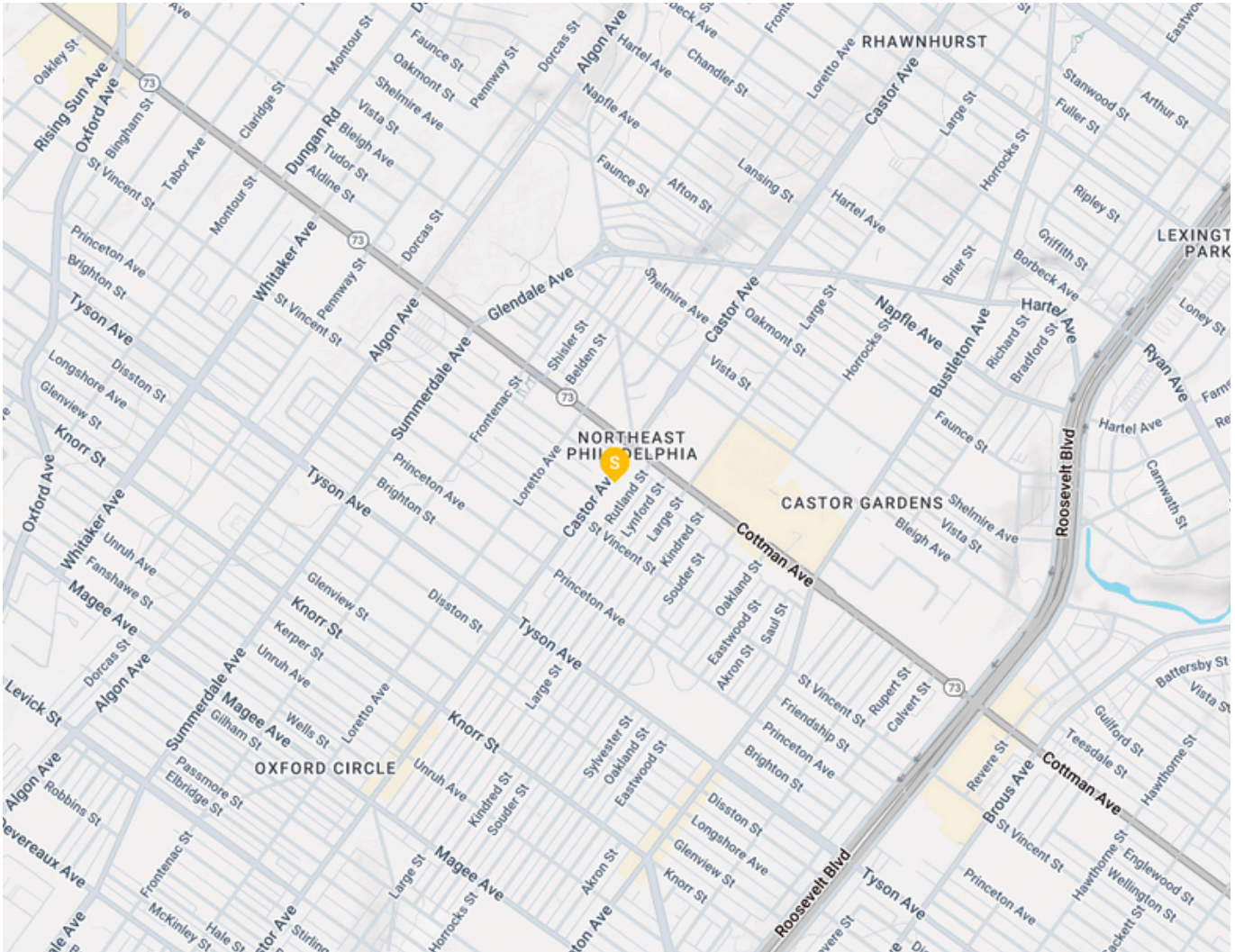
**Robert Nixon**  
Sales and Leasing Associate  
(718) 866-8683  
Rob@prereal.com

**John Pitera**  
Sales & Leasing Specialist  
(917) 939-5673  
John@prereal.com





# LOCATION MAP



7201 Castor Ave.  
Philadelphia, PA

**Robert Nixon**  
Sales and Leasing Associate  
(718) 866-8683  
Rob@prereal.com

**John Pitera**  
Sales & Leasing Specialist  
(917) 939-5673  
John@prereal.com



# DEMOGRAPHICS

---



## POPULATION

---

1 MILE	3 MILE	5 MILE
58,423	334,756	684,496

---



## AVERAGE HOUSEHOLD INCOME

---

1 MILE	3 MILE	5 MILE
\$79,230	\$82,798	\$84,338

---



## NUMBER OF HOUSEHOLDS

---

1 MILE	3 MILE	5 MILE
19,556	122,918	255,217

---

---

7201 Castor Ave.  
Philadelphia, PA

**Robert Nixon**  
Sales and Leasing Associate  
(718) 866-8683  
Rob@prereal.com

**John Pitera**  
Sales & Leasing Specialist  
(917) 939-5673  
John@prereal.com

