

1st Floor | ± 3,562 SF

397 Boston Post Rd



Property Overview

Size. ± 3,562 SF (1st floor)

Convenient Location. Infill suburban location. Located with a small strip retail center. Other tenants in the center include Citizens Bank, Century 21, and several local retailers.

Opportunity. Sublease thru 8/31/2032, with excellent visibility + access.

Intersection. Boston Post Rd + Town House Rd

Zoning. Business B (BB) – [USES PERMITTED.](#)

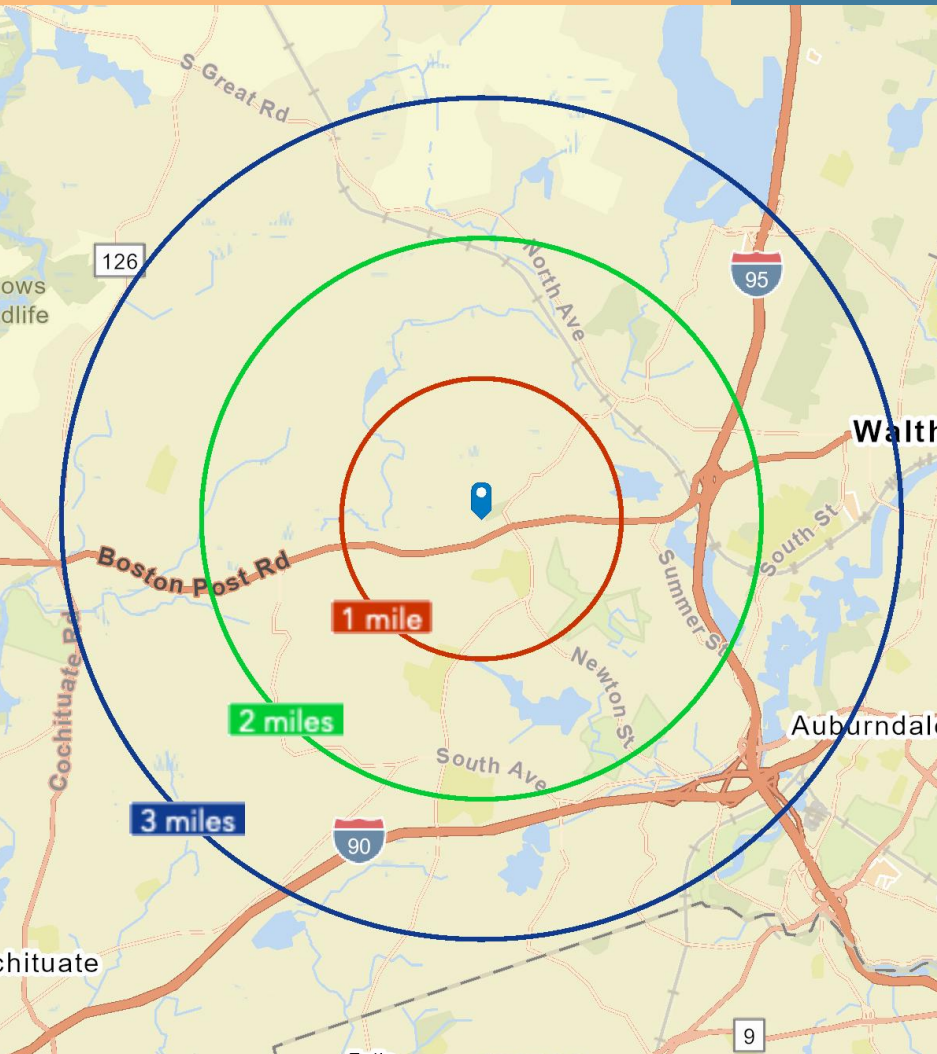
Access. Boston Post Rd: 2 RI/ROs

Restricted Uses. Retail pharmacy.

Signage. Building.

Drive-thru. None.

Parking. Shared with shopping center.



'24 Estimates	1 Mile	2 Mile	3 Mile
Population	2,297	10,256	34,904
Households	841	3,299	12,163
Avg. HH Inc.	\$265,196	\$263,954	\$215,629

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SUB-LEASE TERMS

RENT*	\$72,000/year (\pm \$20.00/SF) <i>(inclusive of RET ONLY. R&M, insurance, utilities subtenant responsibility)</i>
CO-TERMINUS	4 years; maximum term 01/31/2029
DELIVERY	"As-Is"
OFFERS EVALUATED AS RECEIVED	

**Final pricing + terms, along with all offers, are subject to approval of
Walgreen Co.'s Real Estate Committee*

CONTACT

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