

FORMER WALGREENS

AVAILABLE FOR SUBLEASE

20 W Kings Highway
Mount Ephraim NJ



PROPERTY SUMMARY

Former Walgreens available for sublease. This freestanding building features a large parking lot on W Kings Highway with great signage and visibility. Nearby retailers include CVS Pharmacy, Tony Roni Pizza, Country Farm Convenience Store.

HIGHLIGHTS

- **Building SF:** 14,739
- **Lease Expiration:** 10/01/32
- All leases must be coterminous

Asking Price: \$265,000 Modified Gross Per Annum

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

John Pitera
Sales & Leasing Specialist
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LOCATION MAP



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DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
15,366	125,443	330,843



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$120,459	\$114,297	\$111,168



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
6,456	52,053	131,189

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