

FORMER WALGREENS

AVAILABLE FOR SUBLEASE

3300 Dekalb Pke
Norristown, PA



PROPERTY SUMMARY

Former Walgreens available for sublease. This corner freestanding building features a large parking lot on 30 Pine Creek Rd with great signage and visibility. Nearby major retailers include CVS, IHOP, Burger King and more.

HIGHLIGHTS

- **Building SF:** 13,650
- **Lease Expiration:** 05/01/2031
- All leases must be coterminous

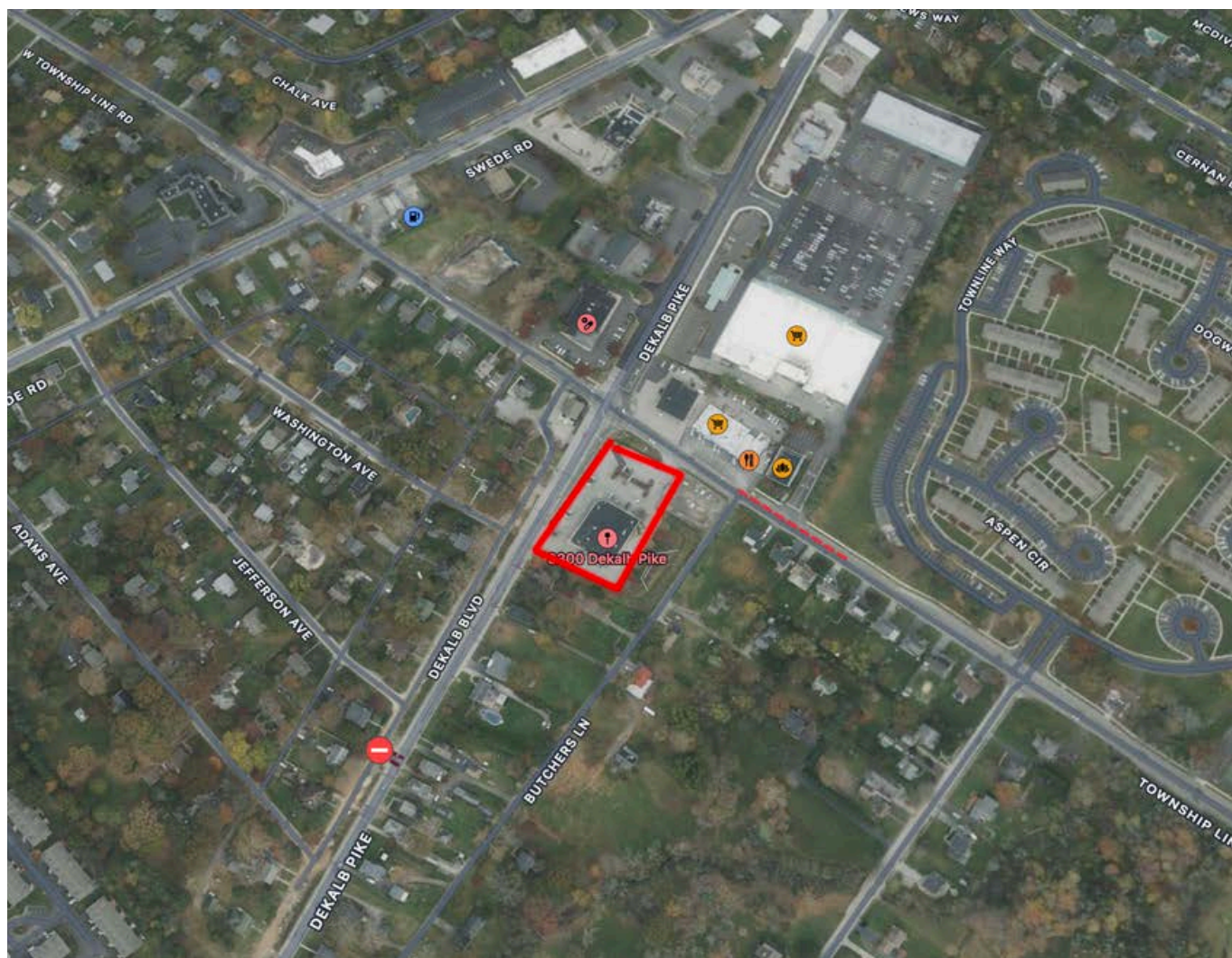
Asking Price: \$165,000 Modified Gross Per Annum

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

John Pitera
Sales & Leasing Specialist
(917) 939-5673
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LOCATION MAP



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DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
10,043	76,620	178,250



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$152,394	\$143,633	\$148,927



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
4,251	29,324	70,075

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