

# FORMER WALGREENS

AVAILABLE FOR SUBLEASE

30 Pine Creek Rd  
Wexford, PA



## PROPERTY SUMMARY

Former Walgreens available for sublease. This freestanding building features a large parking lot on 30 Pine Creek Rd with great signage and visibility. Nearby major retailers include Target, Planet Fitness, KFC and more.

## HIGHLIGHTS

- **Building SF:** 14,820
- **Lease Expiration:** 08/01/2032
- 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

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# DEMOGRAPHICS

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## POPULATION

1 MILE	3 MILE	5 MILE
6,566	47,071	113,455



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$137,087	\$159,557	\$157,179



## NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
2,688	18,681	45,565

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