

FORMER WALGREENS

AVAILABLE FOR SUBLEASE

4201 N Broad St.
Philadelphia, PA



PROPERTY SUMMARY

Former Walgreens available for sublease. This prominent corner freestanding building offers pylon signage, a private parking lot, and great visibility. Nearby national retailers include McDonald's, Popeyes, Domino's Pizza and more.

HIGHLIGHTS

- Building SF: 13,855
- Lease Expiration: 9/1/34
- All leases must be coterminous

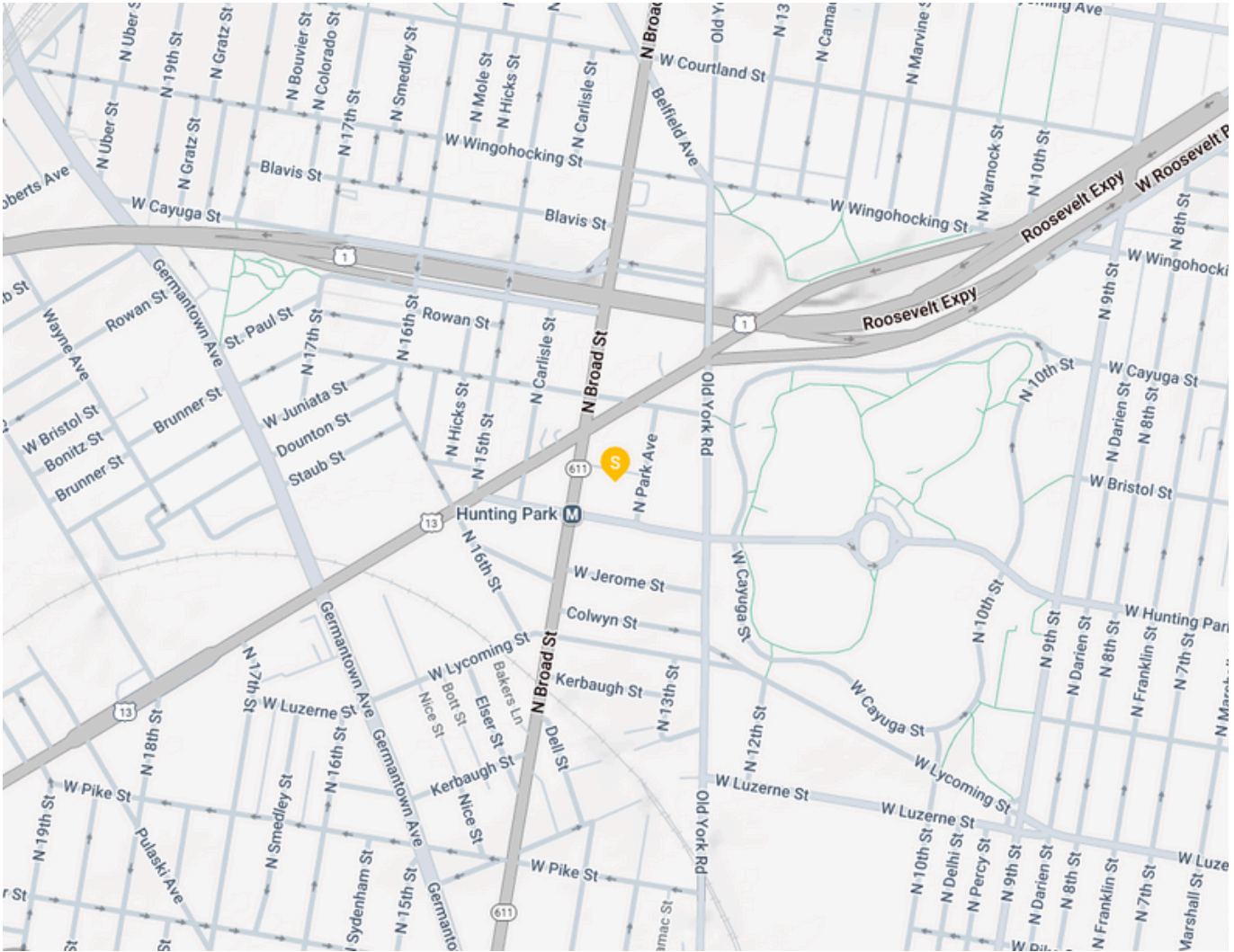
Asking Price: \$150,000 Modified Gross Per Annum

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
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104,003	492,068	933,167
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AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
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\$157,721	\$117,587	\$93,696
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NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
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59,628	224,503	339,331
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