



KEY FEATURES

- ±14,820 SF
- ±2.51 Acre Site
- 80 Parking Spaces
- Existing Drive-Thru
- Pylon Sign (Electric Reader Board)
- Zoning: B-2 (Business - General)
- Master Lease through 6/30/33

LEARN MORE ABOUT THIS PROPERTY

STEVE VALLOS

steve@commercialrealtync.com
 336.793.0890, ext 105

RETAIL - DEVELOPMENT SITE

SUBLEASE - \$10.00 PSF MG

WALGREENS SOUTH BOSTON, VA

3220 Halifax Rd, South Boston, VA 24592

Excellent sublease opportunity of a former Walgreens location in South Boston, VA. This ±14,820 SF building sits on a ±2.51 acres on the SW Corner of Halifax Rd and Powell Rd.

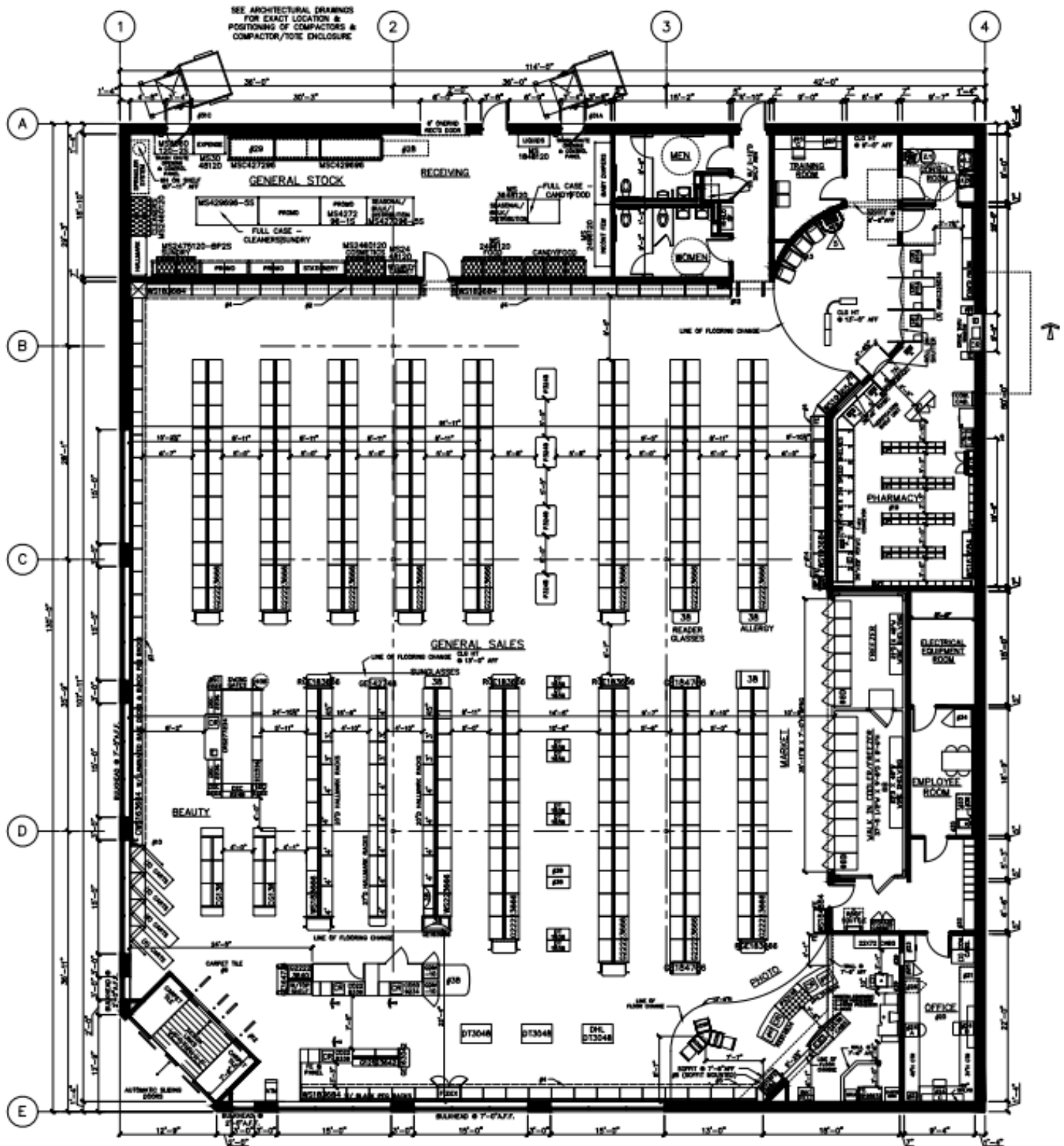
	1 MILE	2 MILES	3 MILES
POPULATION	1,446	4,842	10,347
HOUSEHOLDS	609	2,068	4,514
AVERAGE HH INCOME	\$65,476	\$63,469	\$60,469

ALL OFFERS SUBJECT TO WALGREENS REAL ESTATE COMMITTEE APPROVAL



WALGREENS - SOUTH BOSTON, VA

LOCATION					
Address	3220 Halifax Rd		City	South Boston	
State	VA	Zip	24592	County	Halifax
PROPERTY DETAILS					
Property Type	Retail	Acres ±	2.51	Avail SF ±	14,820
Year Built	2008				
PRICING & TERMS					
Sublease Rate	\$10.00 PSF MG				

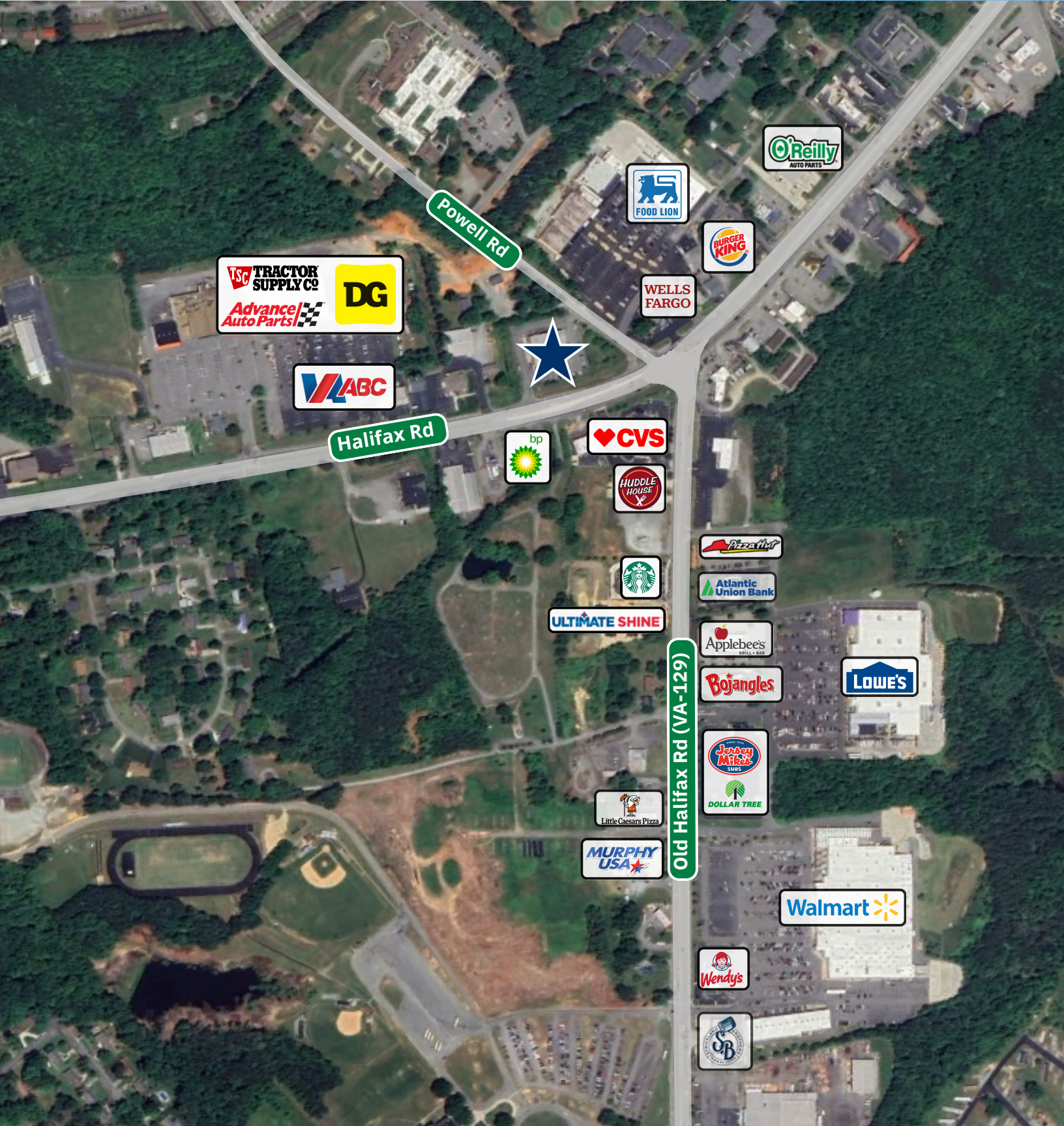


FF&E Floor Plan

All Fixtures and Equipment have been removed.

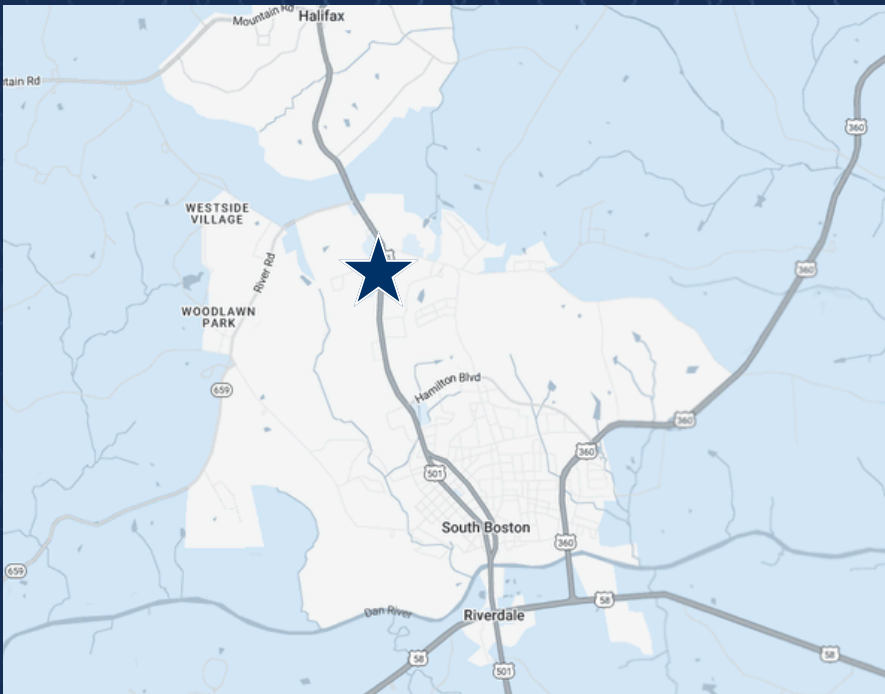
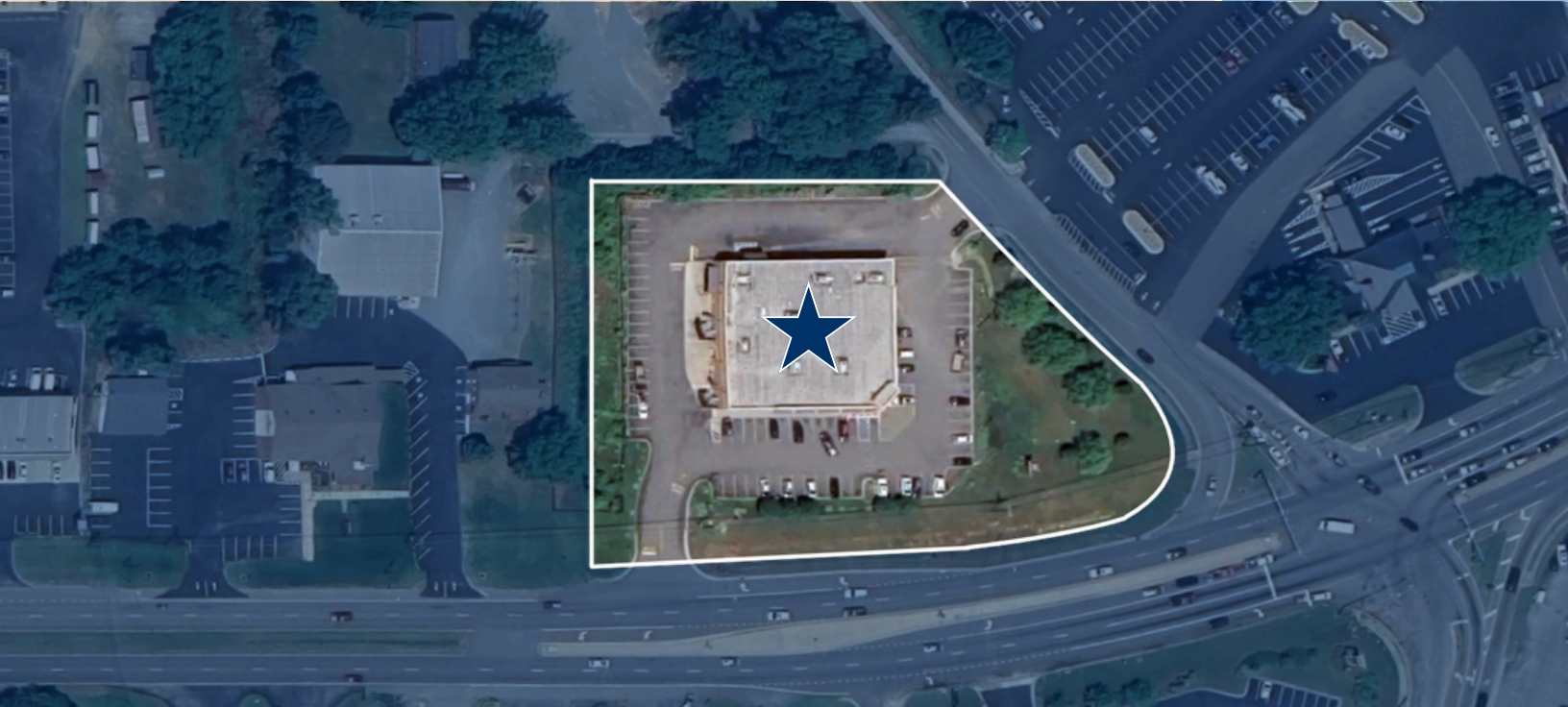
RETAIL - DEVELOPMENT SITE

SUBLEASE - \$10.00 PSF MG



RETAIL - DEVELOPMENT SITE

SUBLEASE - \$10.00 PSF MG



LOCATION FEATURES

- AADT:
 - Old Halifax Rd ($\pm 20,164$)
 - Halifax Rd ($\pm 19,587$)
- High Traffic Corner