

FORMER WALGREENS

AVAILABLE FOR SUBLEASE

79 North St
Dryden, NY



PROPERTY SUMMARY

Former Walgreens available for sublease. This freestanding building features a large parking lot on 79 North St with great signage and visibility. Nearby major retailers include McDonald's, Mobil, Subway and more.

HIGHLIGHTS

- **Building SF:** 11,196
- **Lease Expiration:** 07/01/2038
- All leases must be coterminous

Asking Price: \$110,000 Modified Gross Per Annum

Robert Nixon
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(718) 866-8683
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John Pitera
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LOCATION MAP



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DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
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2,318	5,545	9,653
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AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
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\$99,467	\$108,202	\$107,153
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NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
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1,005	2,299	4,065
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