



KEY FEATURES

- ±10,908 SF
- ±1.87 Acre Site
- 64 Parking Spaces
- Existing Drive-Thru
- Pylon Sign
- Zoning: B-2 (Business - General)
- Master Lease through 6/30/33

RETAIL - DEVELOPMENT SITE

SUBLEASE - \$9.00 PSF MG

WALGREENS MORGANTON, NC

868 N Green St, Morganton, NC 28655

Excellent sublease opportunity of a former Walgreens location in Morganton, NC. This ±10,908 SF building sits on a ±1.87 acres on the NE Corner of N Green Street and Independence Blvd.

LEARN MORE ABOUT THIS PROPERTY

STEVE VALLOS

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 336.793.0890, ext 105

	1 MILE	2 MILES	3 MILES
POPULATION	1,559	11,306	18,696
HOUSEHOLDS	648	4,518	7,491
AVERAGE HH INCOME	\$84,162	\$74,380	\$68,675

ALL OFFERS SUBJECT TO WALGREENS REAL ESTATE COMMITTEE APPROVAL



WALGREENS - MORGANTON, NC

LOCATION

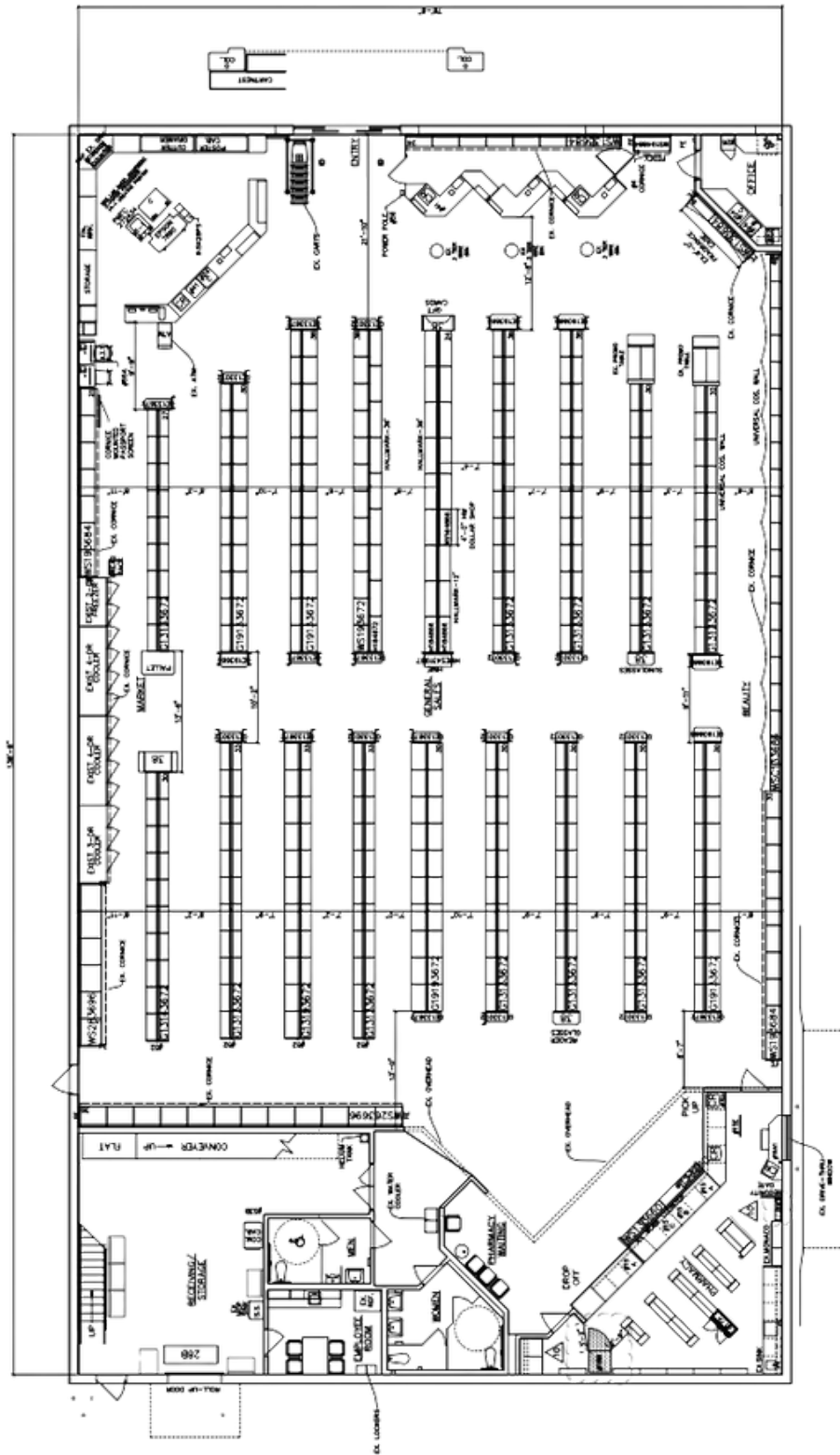
Address	868 N Green St	City	Morganton
State	NC	Zip	28655
		County	Burke

PROPERTY DETAILS

Property Type	Retail	Acres ±	1.87	Avail SF ±	10,908
Year Built	2000				

PRICING & TERMS

Sublease Rate	\$9.00 PSF MG
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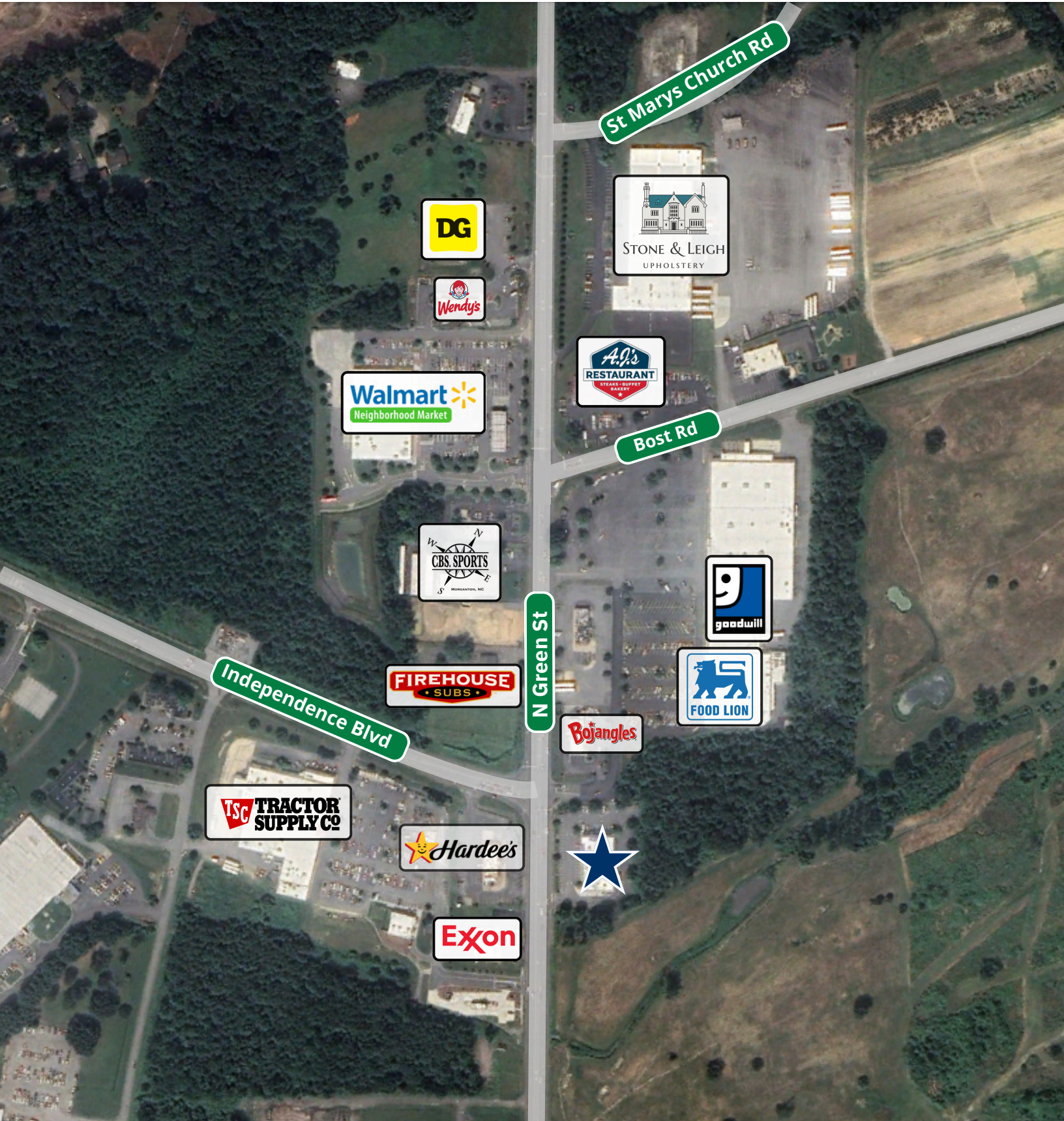


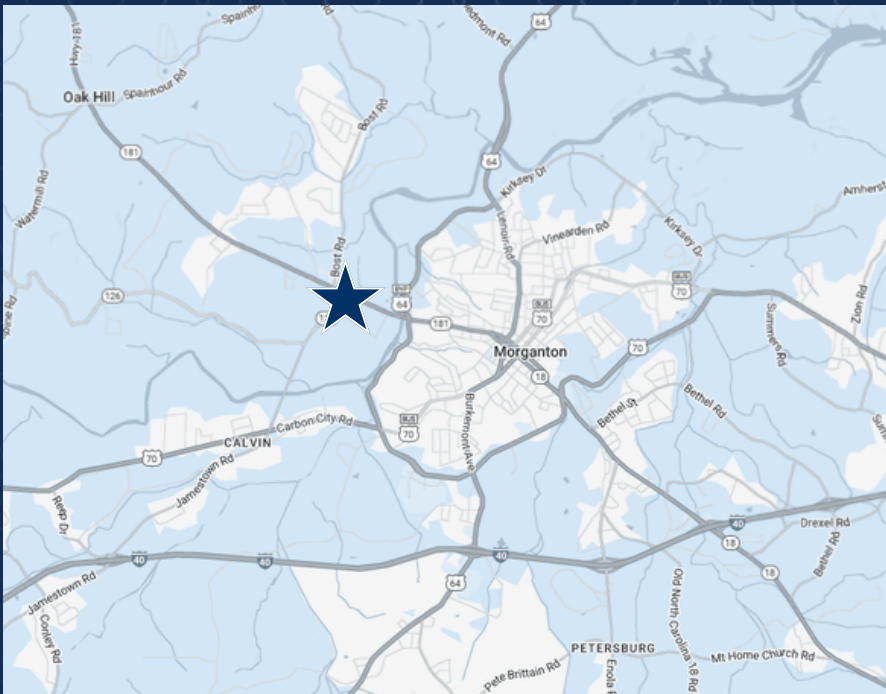
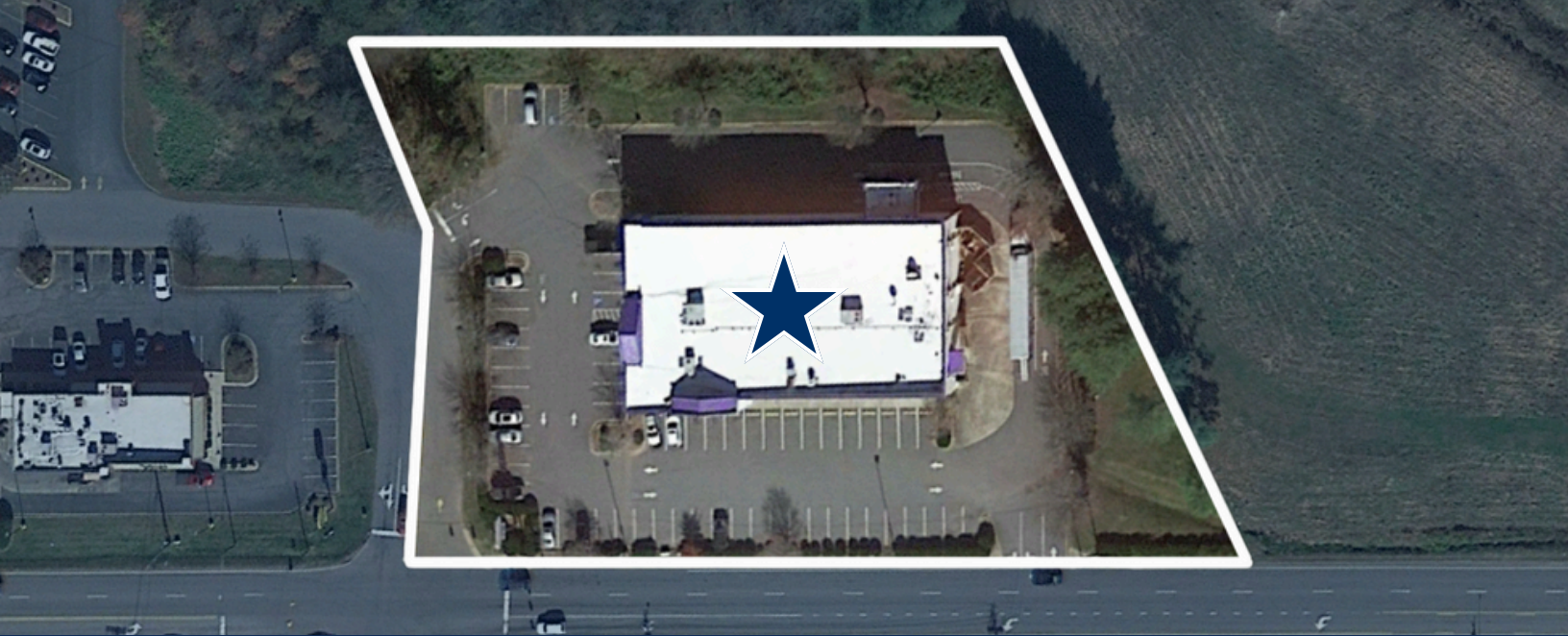
FF&E Floor Plan

All Fixtures and Equipment have been removed.

RETAIL - DEVELOPMENT SITE

SUBLEASE - \$9.00 PSF MG





LOCATION FEATURES

- AADT:
 - N Green St (±21,707)
 - Independence Blvd (±13,885)
- ~3.5 Miles from I-40