## FORMER WALGREENS AVAILABLE FOR SUBLEASE

1123 E RALEIGH BLVD | ROCKY MOUNT, NC 27803











## FORMER WALGREENS AVAILABLE

1123 E RALEIGH BLVD | ROCKY MOUNT, NC 27803

## **PROPERTY / LEASE INFORMATION**

Modified Gross Rent: \$9.75 / SF

Total Square Footage: 14,217 SF

Sublease Expiration: 05 / 31 / 28

## **PROPERTY DESCRIPTION**

Freestanding building located near signalized intersection

Double drive-thru

62 parking spaces

<b>DEMOGRAPHICS (2020)</b>	1 MILE	3 MILE	5 MILE
POPULATION	6,765	25,689	50,534
AVERAGE HH INCOME	\$42,898	\$47,972	\$61,465
MEDIAN HH INCOME	\$33,604	\$39,203	\$50,203
BUSINESS ESTABLISHMENTS	180	1,345	2,607
DAYTIME EMPLOYMENT	1,738	14,932	30,582

\*ALL OFFERS ARE SUBJECT TO APPROVAL BY WALGREENS REAL ESTATE COMMITTEE

Henry Breaux | 704.644.4580 hbreaux@providencegroup.com

Andrew Tanneberger | 704.315.5250 atanneberger@providencegroup.com



© 2020 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable.

While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.







