



## KEY FEATURES

- ±14,490 SF
- ±1.59 Acre Site
- 71 Parking Spaces
- Existing Drive-Thru
- Monument Sign
- Zoning: C-3 (Commercial)
- Master Lease through 12/31/33

RETAIL - DEVELOPMENT SITE

SUBLEASE - \$10.00 PSF MG

## WALGREENS LAKE CITY, GA

5675 Jonesboro Rd, Lake City, GA 30260

Excellent sublease opportunity of a former Walgreens location in Lake City, GA. This ±14,490 SF building sits on a ±1.59 acres on the NW Corner of Jonesboro Rd and Huie Rd/Harper Dr.

### LEARN MORE ABOUT THIS PROPERTY

#### STEVE VALLOS

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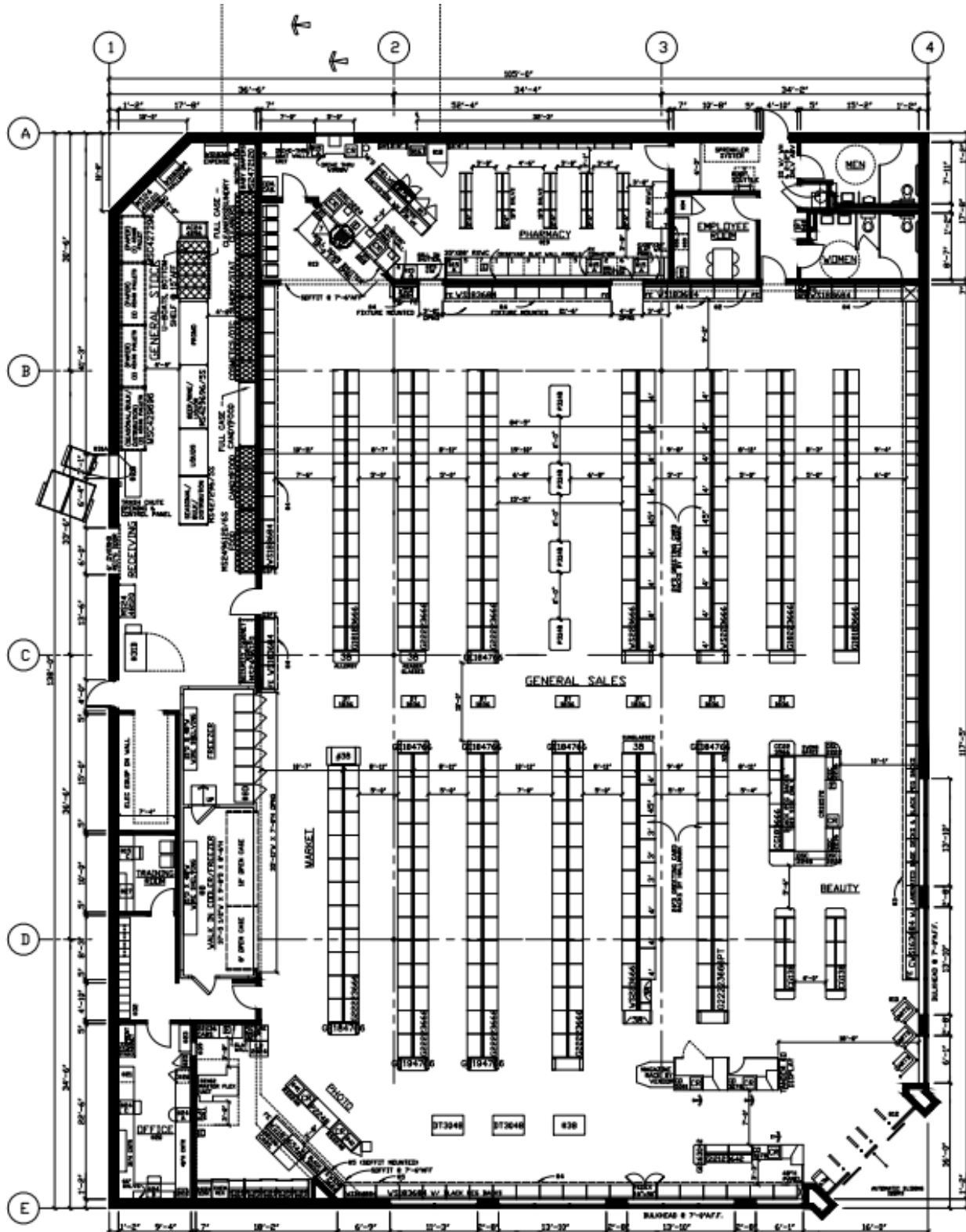
|                   | 1 MILE   | 2 MILES  | 3 MILES  |
|-------------------|----------|----------|----------|
| POPULATION        | 6,828    | 30,808   | 71,144   |
| HOUSEHOLDS        | 2,402    | 10,249   | 24,736   |
| AVERAGE HH INCOME | \$65,021 | \$63,148 | \$60,382 |

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



# WALGREENS - LAKE CITY, GA

| LOCATION         |                   |         |       |            |         |
|------------------|-------------------|---------|-------|------------|---------|
| Address          | 5675 Jonesboro Rd |         | City  | Lake City  |         |
| State            | GA                | Zip     | 30126 | County     | Clayton |
| PROPERTY DETAILS |                   |         |       |            |         |
| Property Type    | Retail            | Acres ± | 1.59  | Avail SF ± | 14,490  |
| Year Built       | 2002              |         |       |            |         |
| PRICING & TERMS  |                   |         |       |            |         |
| Sublease Rate    | \$10.00 PSF MG    |         |       |            |         |

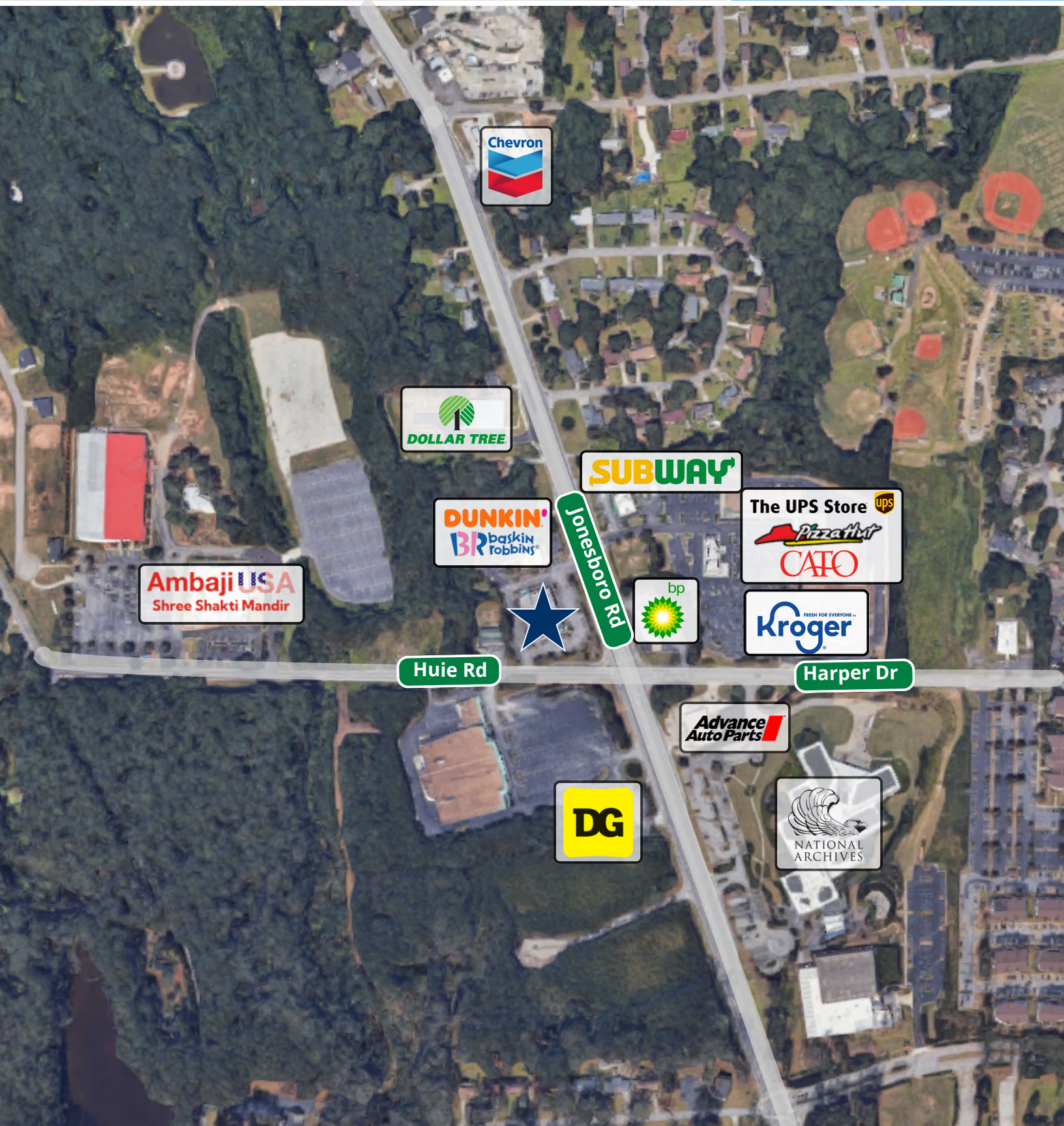


## FF&E Floor Plan

\*All Fixtures and Equipment have been removed.\*

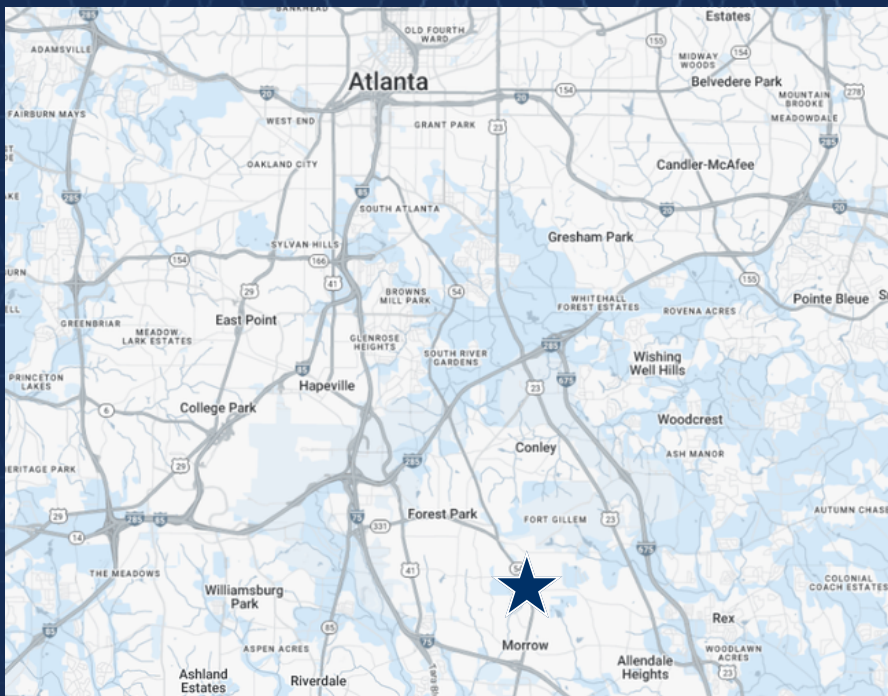
RETAIL - DEVELOPMENT SITE

SUBLEASE - \$10.00 PSF MG



RETAIL - DEVELOPMENT SITE

SUBLEASE - \$10.00 PSF MG



## LOCATION FEATURES

- AADT: Jonesboro Rd (±24,157)
- 1.7 Miles from I-75
- 4 Miles from I-285
- ~13 Miles from Downtown Atlanta