

# FOR SALE

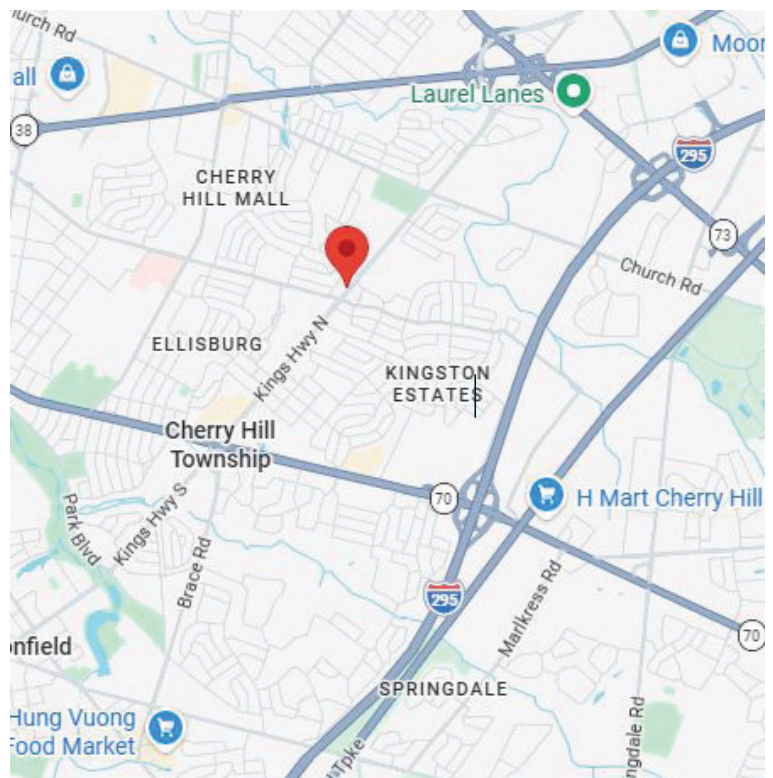
504 N. KINGS HIGHWAY  
CHERRY HILL NJ

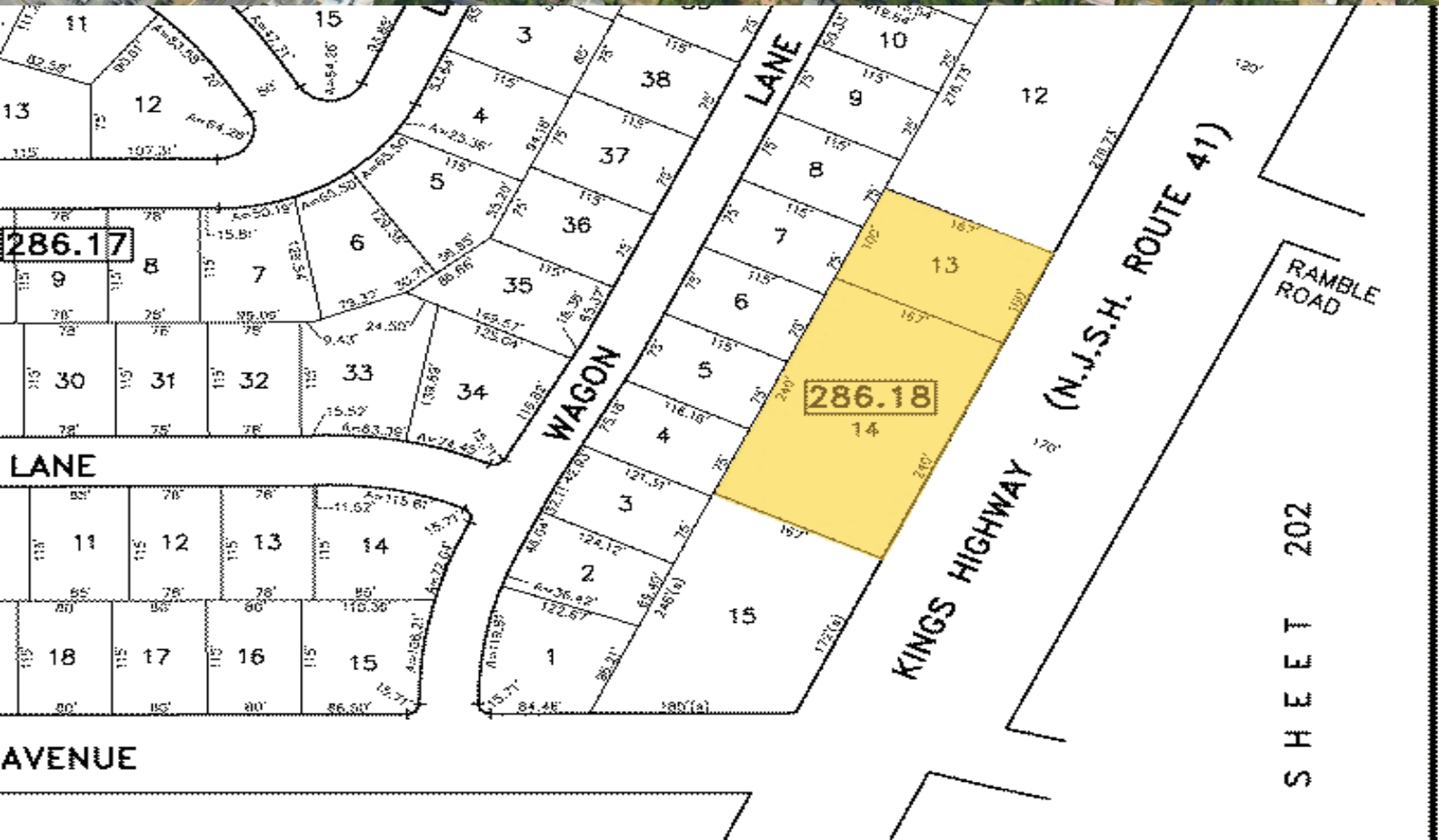
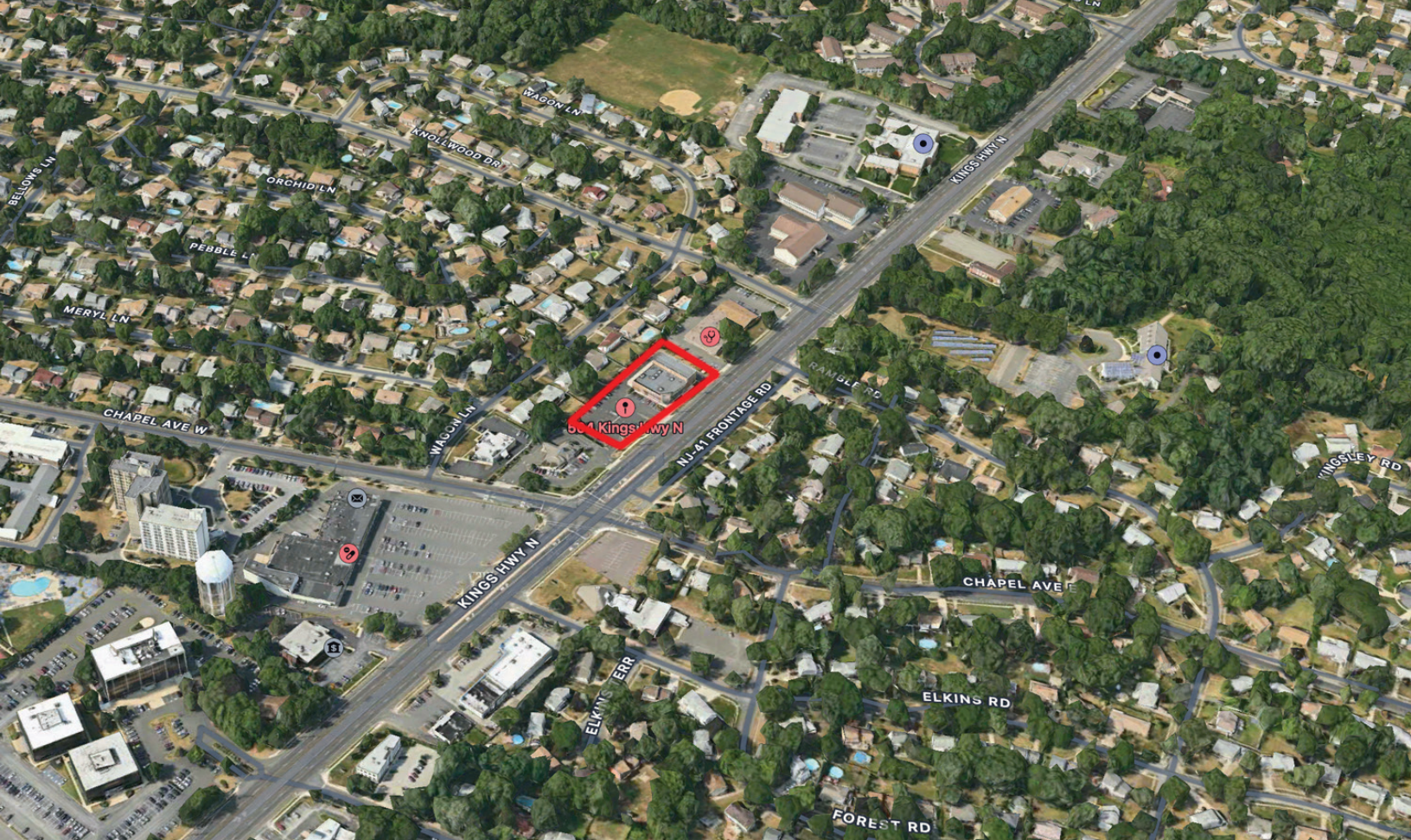
9 YEARS REMAINING - CORPORATE GUARANTEE  
13,965+/- SF "DARK WALGREENS"

## PROPERTY HIGHLIGHTS

- Size: 13,965+/-  
9,975+/- SF with a  
3,990+/- SF mezzanine
- Year Built: 2010
- Lease Expiration: July 2035
- NOI: \$489,000 NNN
- Rent is guaranteed by  
Walgreens Corporate

ABSOLUTE NNN - This lease offers zero Landlord responsibilities, making this ideal for an investor looking for an extremely passive and secure investment.





**KEVIN BURNS**  
 VICE PRESIDENT  
 D: (856) 324-5191  
 E: KBURNS@MARKEIM.COM

WWW.MARKEIM.COM  
 1415 ROUTE 70 EAST, SUITE 500  
 CHERRY HILL, NJ 08034  
 (856) 354-9700



SHEET 202