



## KEY FEATURES

- ±12,147 SF
- ±1.8 Acre Site
- 72 Parking Spaces
- Existing Drive-Thru
- Pylon Signage
- Zoning: C-2 (Commercial)
- Master Lease through 3/31/34

RETAIL - DEVELOPMENT SITE

SUBLEASE - \$10.25 PSF MG

# WALGREENS MCMINNVILLE, TN

318 N Chancery St, McMinnville, TN 37110

Excellent sublease opportunity of a former Walgreens location in McMinnville, TN. This ±12,147 SF building sits on a ±1.8 acres on the SE corner of N Chancery St and Locust St.

### LEARN MORE ABOUT THIS PROPERTY

#### STEVE VALLOS

steve@commercialrealtync.com  
336.793.0890, ext 105

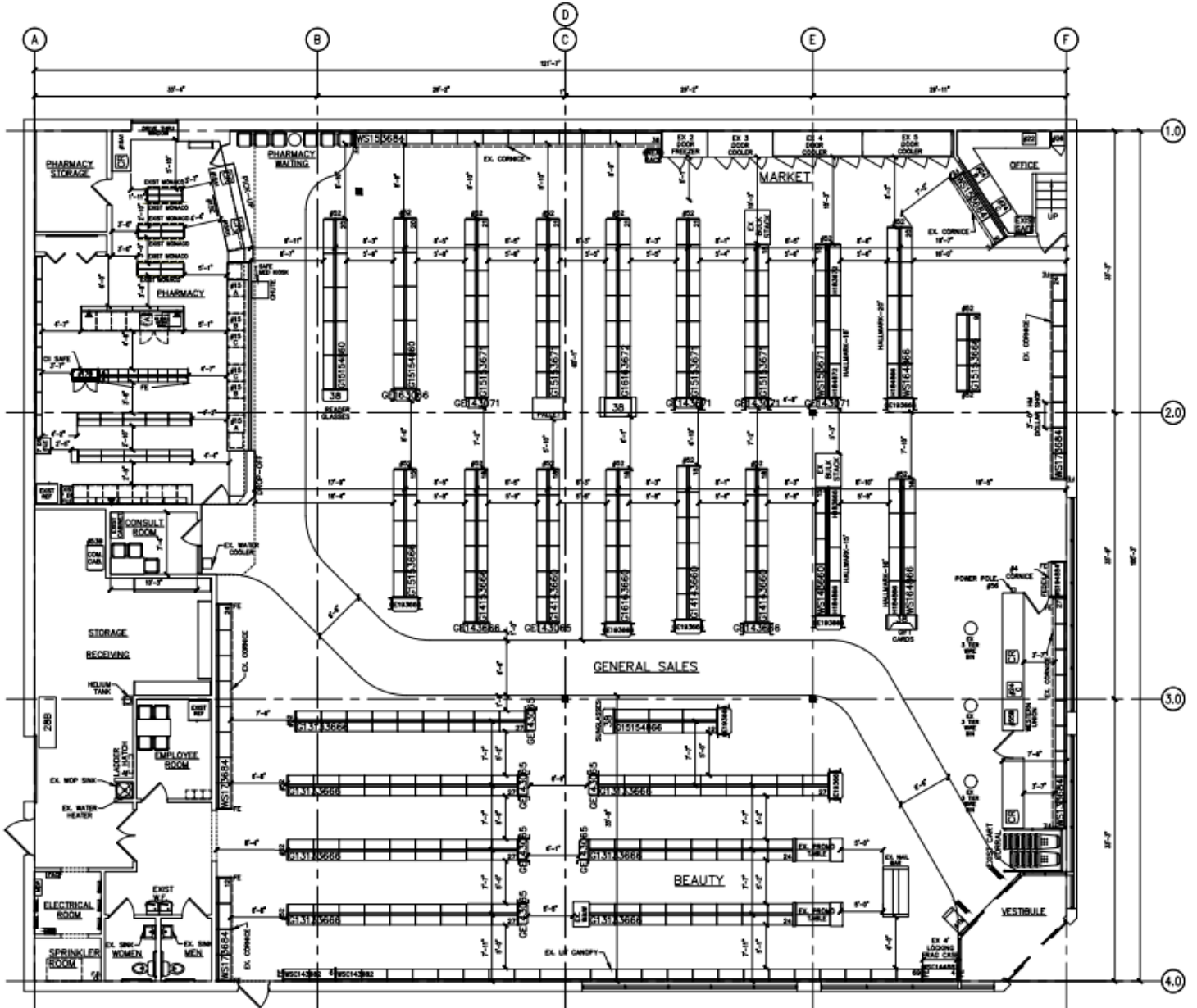
	1 MILE	2 MILES	3 MILES
POPULATION	5,192	13,441	17,762
HOUSEHOLDS	2,255	5,673	7,400
AVERAGE HH INCOME	\$52,687	\$52,414	\$55,002

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



## WALGREENS - MCMINNVILLE, TN

LOCATION					
<b>Address</b>	318 N Chancery St			<b>City</b>	McMinnville
<b>State</b>	TN	<b>Zip</b>	37110	<b>County</b>	Warren
PROPERTY DETAILS					
<b>Property Type</b>	Retail	<b>Acres ±</b>	1.8	<b>Avail SF ±</b>	12,147
<b>Year Built</b>	2006				
PRICING & TERMS					
<b>Sublease Rate</b>	\$10.25 PSF MG				

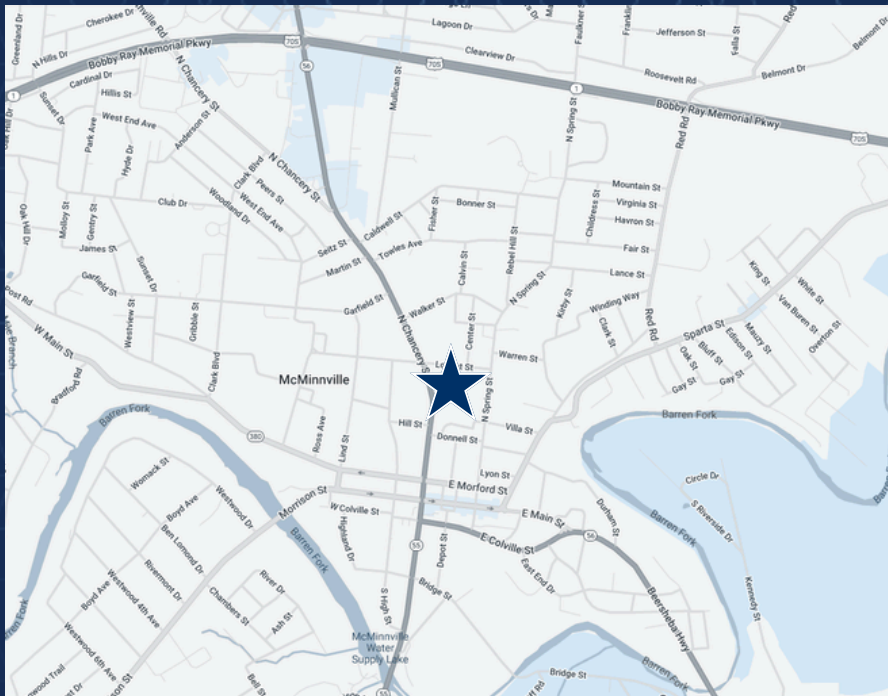
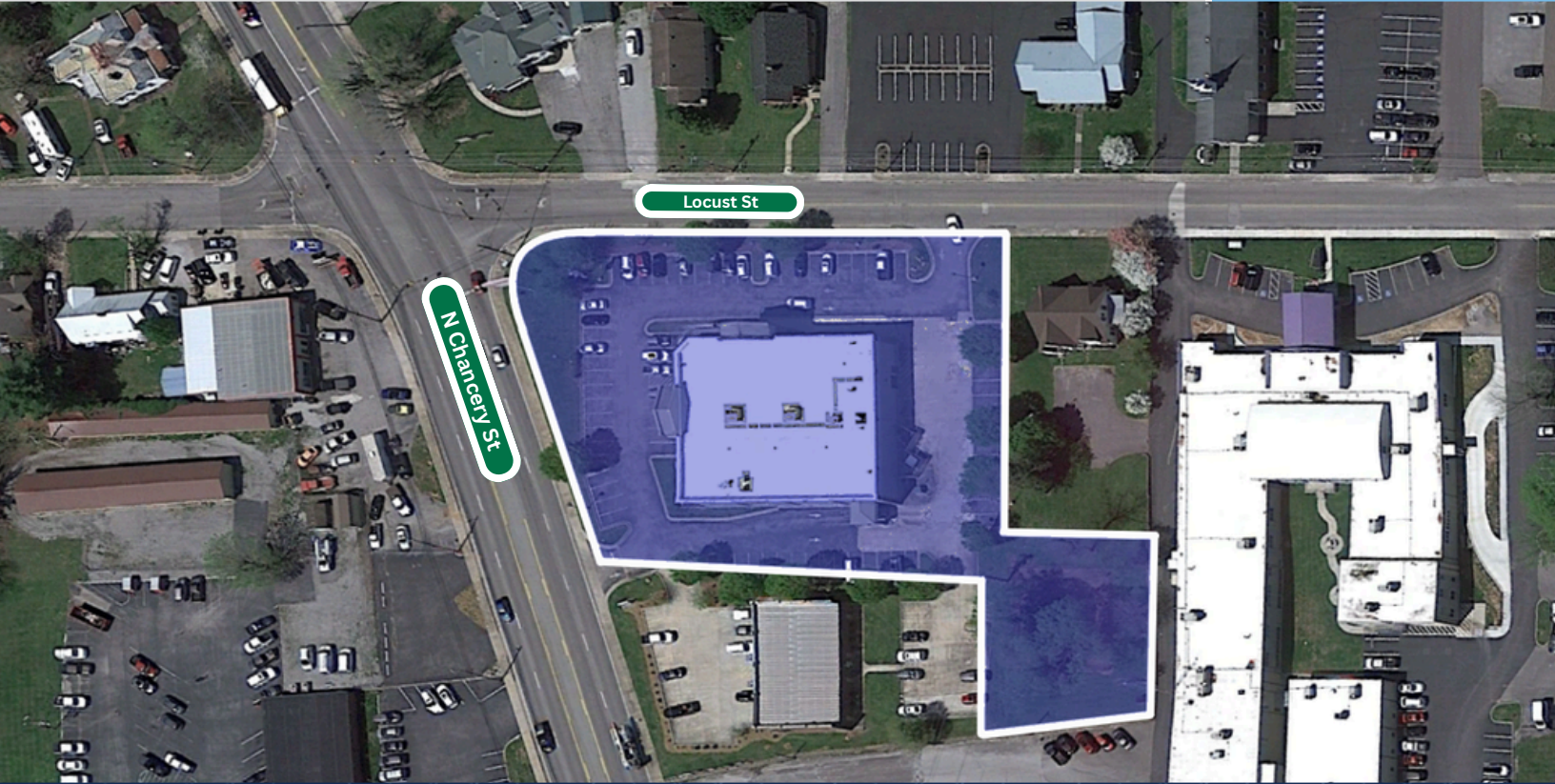


### FF&E Floor Plan

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

RETAIL - DEVELOPMENT SITE

SUBLEASE - \$10.25 PSF MG



## LOCATION FEATURES

- AADT: N Chancery (±15,340)
- 1 Mile from HWY 70