

FORMER WALGREENS

AVAILABLE FOR SUBLEASE

300 N 63rd St.
Philadelphia, PA



PROPERTY SUMMARY

Former Walgreens available for sublease. This corner location is ideally situated at a signalized intersection with a large private parking lot. Nearby major retailers include Lowe's, Dollar Tree, UPS, Aldi, Dunkin Donuts, and more.

HIGHLIGHTS

- Building SF: 17,600
- Lease Expiration: 8/1/32
- All leases must be coterminous

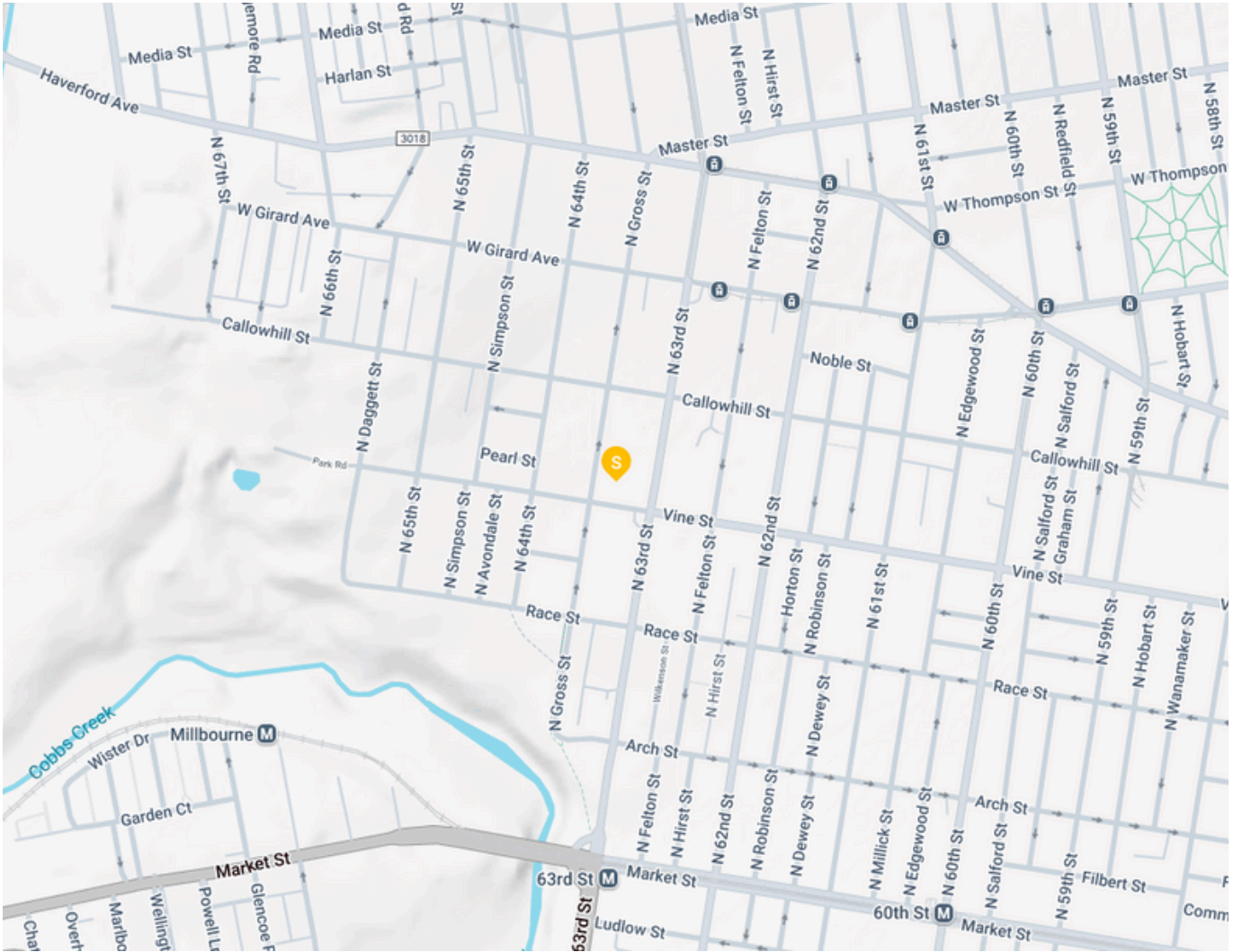
Asking Price: \$275,000 Modified Gross Per Annum

Robert Nixon
Sales and Leasing Associate
(718) 866-8683
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John Pitera
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(917) 939-5673
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LOCATION MAP



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DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
60,711	346,936	847,904



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$62,624	\$84,136	\$104,681



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
24,616	137,512	357,696

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