



INVESTMENT PROPERTY



**AVAILABLE
FOR SALE**

Upon Request

LOCATION: 1375 Forty Foot Rd., Lansdale, PA, 19446

PROPERTY HIGHLIGHTS:

- ◆ WALGREENS (WBA) S&P 500 CREDIT RATING BB-
- ◆ BUILDING: 14,820 SF
- ◆ NEIGHBORING PROPERTY BEING DEVELOPED INTO WAWA
- ◆ LOT: 1.6 AC
- ◆ PAYS \$450,000/YR NNN
- ◆ 77 PARKING SPACES
- ◆ 10 YEARS REMAINING (2036) + 4 5YR OPTIONS
- ◆ +/- 28,070 combined AADT

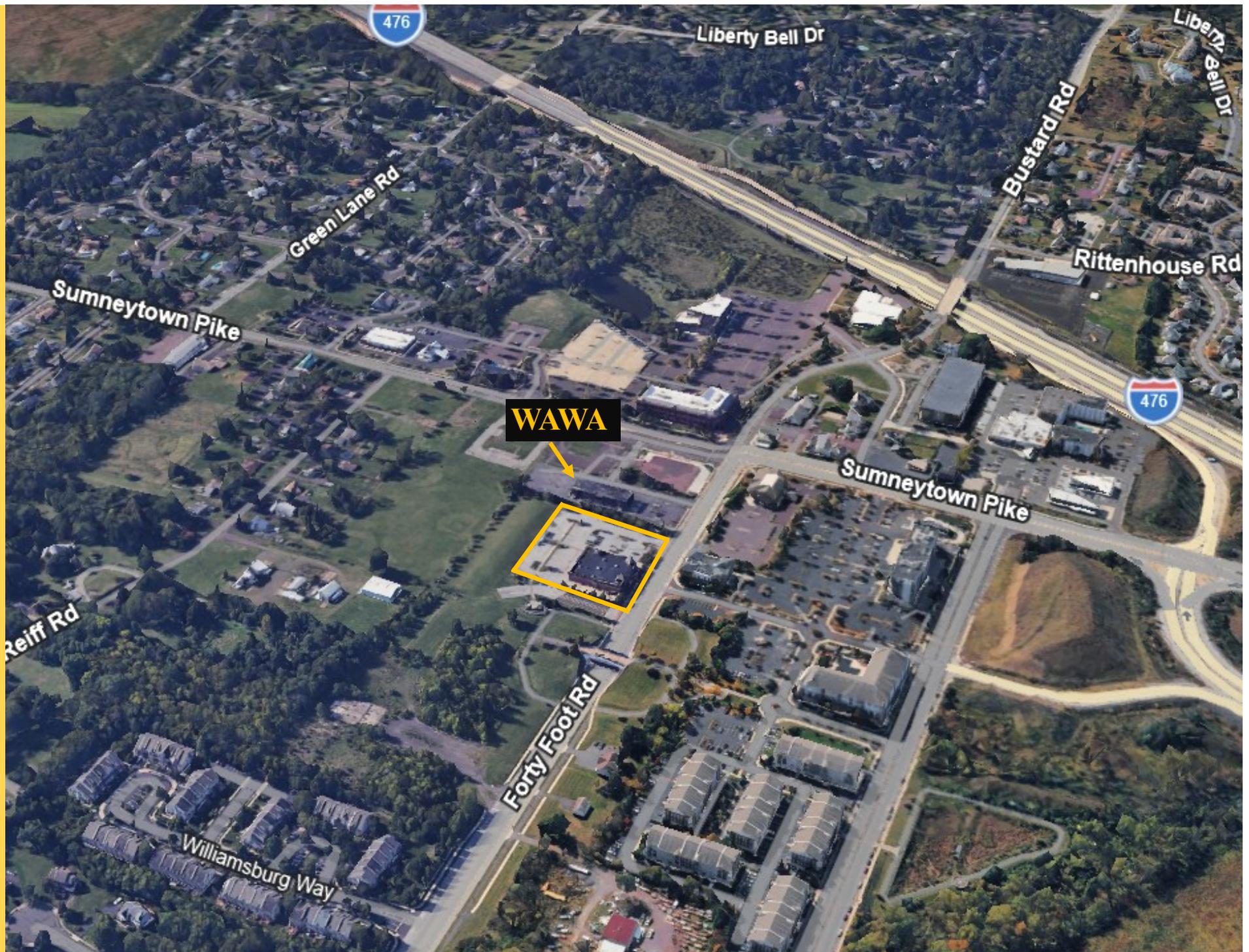
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