

## L<sup>3</sup> CORPORATION JOHN NOTTER

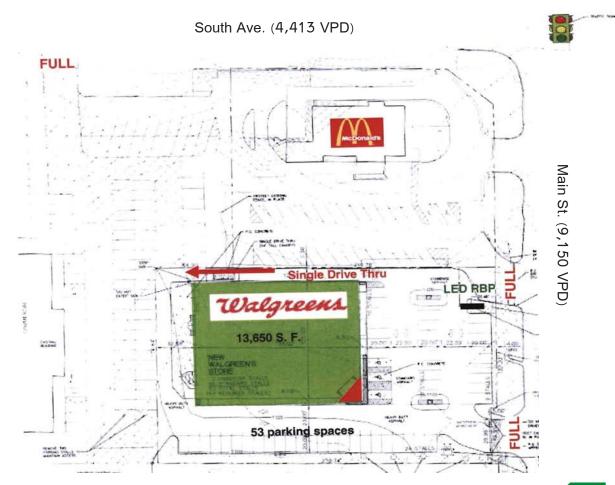
314.282.9825 (DIRECT) 314.650.3600 (MOBILE) JOHN@L3CORP.NET

### SITE PLAN

 FORMER WALGREENS AVAILABLE FOR SUBLEASE.

1114 S. MAIN STREET

- THIS SITE SITS ALONG
   THE MAIN STRETCH
   OF THE RETAIL AND
   RESTAURANT CORRIDOR
   IN MARYVILLE, MISSOURI.
- FIRM LEASE TERM
  THROUGH 9/30/2034.
- SUBLEASE ASKING PRICE \$6.00/PSF OF BUILDING AREA
- COUNTY SEAT OF NODAWAY COUNTY, MISSOURI
- NEARLY 18,000 PEOPLE LIVE WITHIN 10 MILES OF THE PROPERTY.



FOR SUBLEASE

**AVAILABLE: 13,650 SF** 

**RENT: \$6.00 PSF** 

TAXES: RE TAXES \$2.31 PSF



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### PICTURES & DEMOGRAPHICS







#### POPULATION ANALYSIS

**POPULATION** 



10 MILES 20 MILES 17,930

27,951

**HOUSEHOLDS** 



10 MILES 20 MILES 6,402

10,376

AVG HH INCOME



10 MILES \$60,876

20 MILES \$65,371



VIEW & DOWNLOAD:

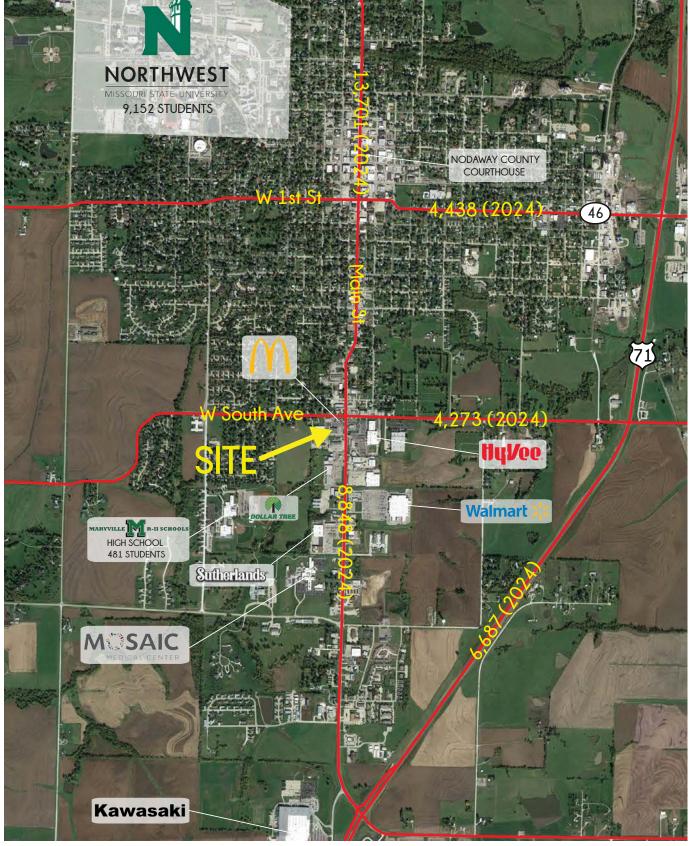
**DEMO REPORT** 

# 1114 S. MAIN STREET

## MARKET AERIAL

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## 1114 S. MAIN STREET

ZOOM MARKET AERIAL

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