



ALL OFFERS ARE  
SUBJECT TO  
APPROVAL BY  
WALGREENS' REAL  
ESTATE COMMITTEE

**XTEAM**  
RETAIL ADVISORS

**1114 S. MAIN STREET**

MARYVILLE, MO 64468

13,650 SF FORMER WALGREENS FOR SUBLEASE ALONG MAIN STREET  
THE MAJOR NORTH-SOUTH ROAD IN MARYVILLE, MO ACROSS FROM  
HYVEE AND IN CLOSE PROXIMITY TO WALMART

PROPERTY IS BEING SUBLEASED AS IS WITH  
NO REPRESENTATIONS OR WARRANTIES

# 1114 S. MAIN STREET

## SITE PLAN

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET

- FORMER WALGREENS AVAILABLE FOR SUBLEASE.
- 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.

South Ave. (4,413 VPD)



**FOR  
SUBLEASE**

**AVAILABLE: 13,650 SF**

**RENT: \$6.00 PSF**

**TAXES: RE TAXES \$2.31 PSF**



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## PICTURES & DEMOGRAPHICS

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## POPULATION ANALYSIS

POPULATION		<u>10 MILES</u> 17,930	<u>20 MILES</u> 27,951
HOUSEHOLDS		<u>10 MILES</u> 6,402	<u>20 MILES</u> 10,376
AVG HH INCOME		<u>10 MILES</u> \$60,876	<u>20 MILES</u> \$65,371



VIEW & DOWNLOAD:  
**DEMO REPORT**

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## MARKET AERIAL

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## ZOOM MARKET AERIAL

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