



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



**5550 S. GRAND BOULEVARD**

ST. LOUIS, MO 63111

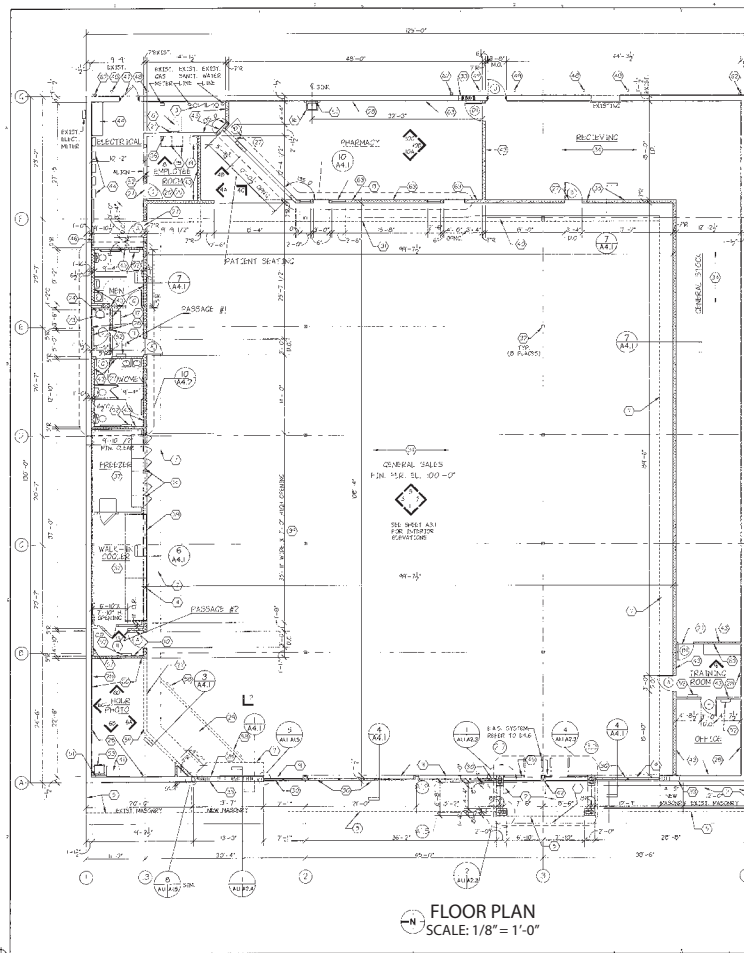
16,250 SF FORMER WALGREENS AVAILABLE FOR SUBLEASE  
ALONG S. GRAND BOULEVARD AT BATES STREET  
ST. LOUIS, MISSOURI SUBLEASE THROUGH 8/31/2026

PROPERTY IS BEING SUBLEASED AS IS WITH  
NO REPRESENTATIONS OR WARRANTIES




# 5550 S. GRAND BOULEVARD

## SITE PLAN

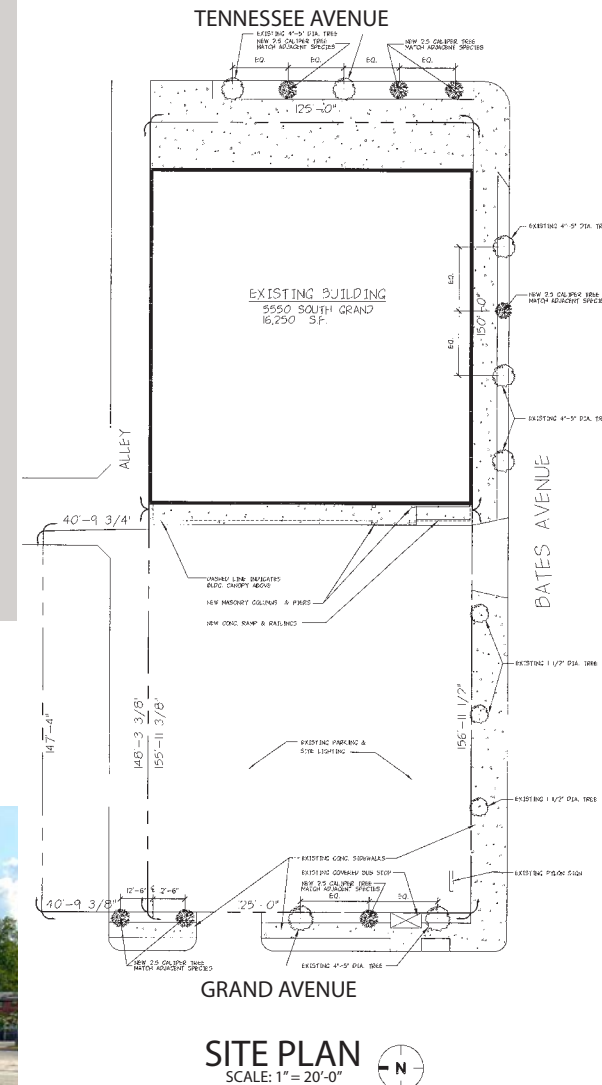
PLEASE CONTACT: L<sup>3</sup> CORPORATION  
 JOHN NOTTER  
 314.282.9825 (DIRECT)  
 314.650.3600 (MOBILE)  
 JOHN@L3CORP.NET



## POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
 <u>1 MILE</u> 23,302	 <u>1 MILE</u> 9,792	 <u>1 MILE</u> \$59,789
<u>3 MILES</u> 134,728	<u>3 MILES</u> 59,528	<u>3 MILES</u> \$68,421
<u>5 MILES</u> 280,485	<u>5 MILES</u> 126,933	<u>5 MILES</u> \$72,861

VIEW & DOWNLOAD:  
**DEMO REPORT**



- FIRM LEASE TERM THROUGH 8/31/2026
- SUBLEASE RATE IS \$8.50 PSF
- 134,728 POPULATION WITHIN 3 MILES

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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## AERIAL

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