



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



5550 S. GRAND BOULEVARD

ST. LOUIS, MO 63111

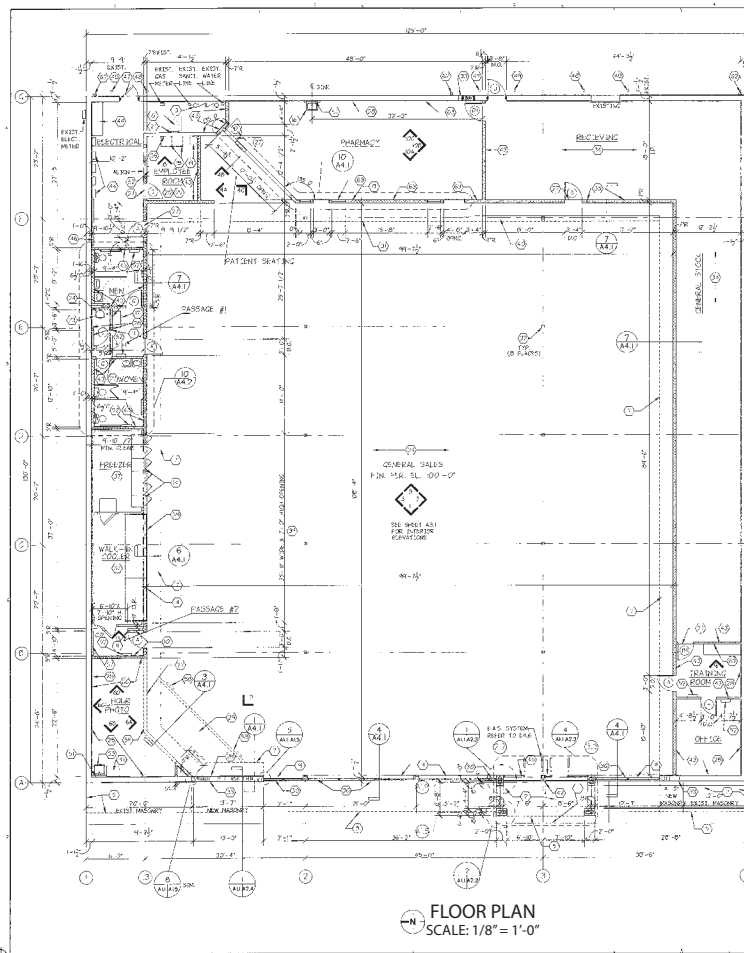
16,250 SF FORMER WALGREENS AVAILABLE FOR SUBLEASE
ALONG S. GRAND BOULEVARD AT BATES STREET
ST. LOUIS, MISSOURI SUBLEASE THROUGH 8/31/2026

PROPERTY IS BEING SUBLEASED AS IS WITH
NO REPRESENTATIONS OR WARRANTIES

5550 S. GRAND BOULEVARD

SITE PLAN




PLEASE CONTACT: L³ CORPORATION
 JOHN NOTTER
 314.282.9825 (DIRECT)
 314.650.3600 (MOBILE)
 JOHN@L3CORP.NET



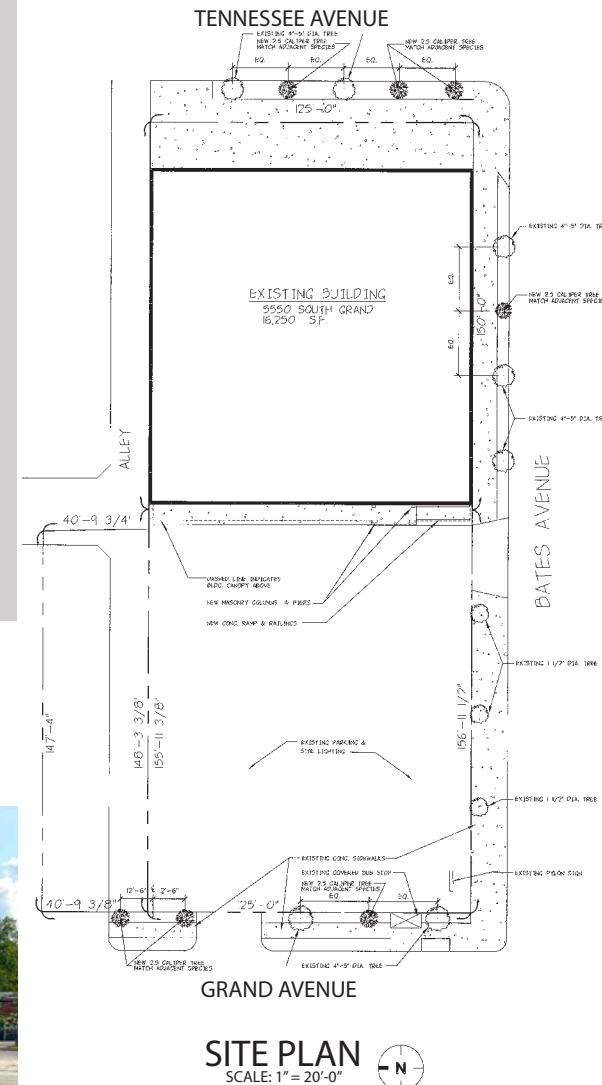
FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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

POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
 <u>1 MILE</u> 22,931	 <u>1 MILE</u> 9,940	 <u>1 MILE</u> \$58,031
<u>3 MILES</u> 131,194	<u>3 MILES</u> 60,880	<u>3 MILES</u> \$67,659
<u>5 MILES</u> 278,947	<u>5 MILES</u> 131,501	<u>5 MILES</u> \$71,966

VIEW & DOWNLOAD:
DEMO REPORT



GRAND AVENUE

SITE PLAN
 SCALE: 1" = 20'-0"



5550 S. GRAND BOULEVARD

AERIAL

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