



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



PROPERTY IS BEING SUBLEASED AS IS WITH
NO REPRESENTATIONS OR WARRANTIES

310 W. MAIN STREET
MALDEN, MO 63863

15,000 SF FORMER WALGREENS AVAILABLE FOR SUBLEASE THROUGH 9-30-2037
AT THE INTERSECTION OF W. MAIN STREET AND N. DOUGLASS STREET

310 W. MAIN STREET

PHOTOS & DEMOS

PLEASE CONTACT:

L³ CORPORATION

JOHN NOTTER


314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET



POPULATION ANALYSIS

POPULATION		<u>10 MILES</u> 14,517	<u>20 MILES</u> 44,755
HOUSEHOLDS		<u>10 MILES</u> 6,042	<u>20 MILES</u> 18,751
AVG HH INCOME		<u>10 MILES</u> \$52,882	<u>20 MILES</u> \$56,137

VIEW &
DOWNLOAD:

[DEMO REPORT](#)



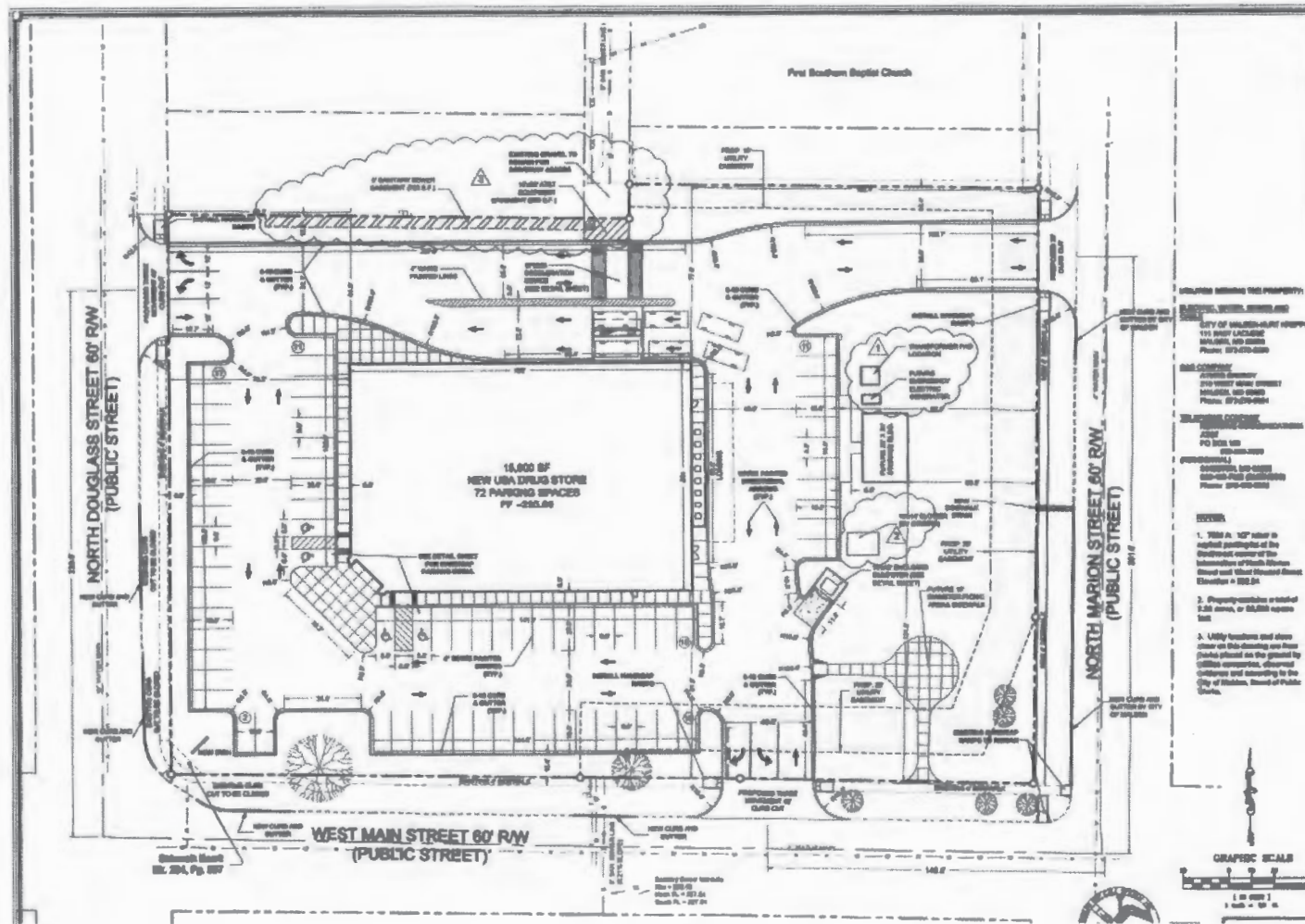
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SITE PLAN

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FOR SUBLEASE

AVAILABLE: 15,000 SF
RENT: \$7.50 PSF
TAXES: RE TAXES \$0.82 PSF



- FORMER WALGREENS AVAILABLE FOR SUBLEASE.
- LOCATED ON THE NORTHEAST CORNER OF W MAIN STREET AND N DOUGLASS STREET IN MALDEN, MO.
- FIRM LEASE TERM THROUGH 9/30/2037.
- SUBLEASE ASKING PRICE \$7.50/PSF FOR 15,000 SF BUILDING
- MALDEN IS HOME TO THE BOOTHEEL YOUTH MUSEUM WITH OVER 100,000 VISITORS PER YEAR.
- 44,000+ PEOPLE LIVE WITHIN 20 MILES OF THE PROPERTY.



310 W. MAIN STREET

ZOOM AERIAL

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