



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

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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:

L<sup>3</sup> 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](#)



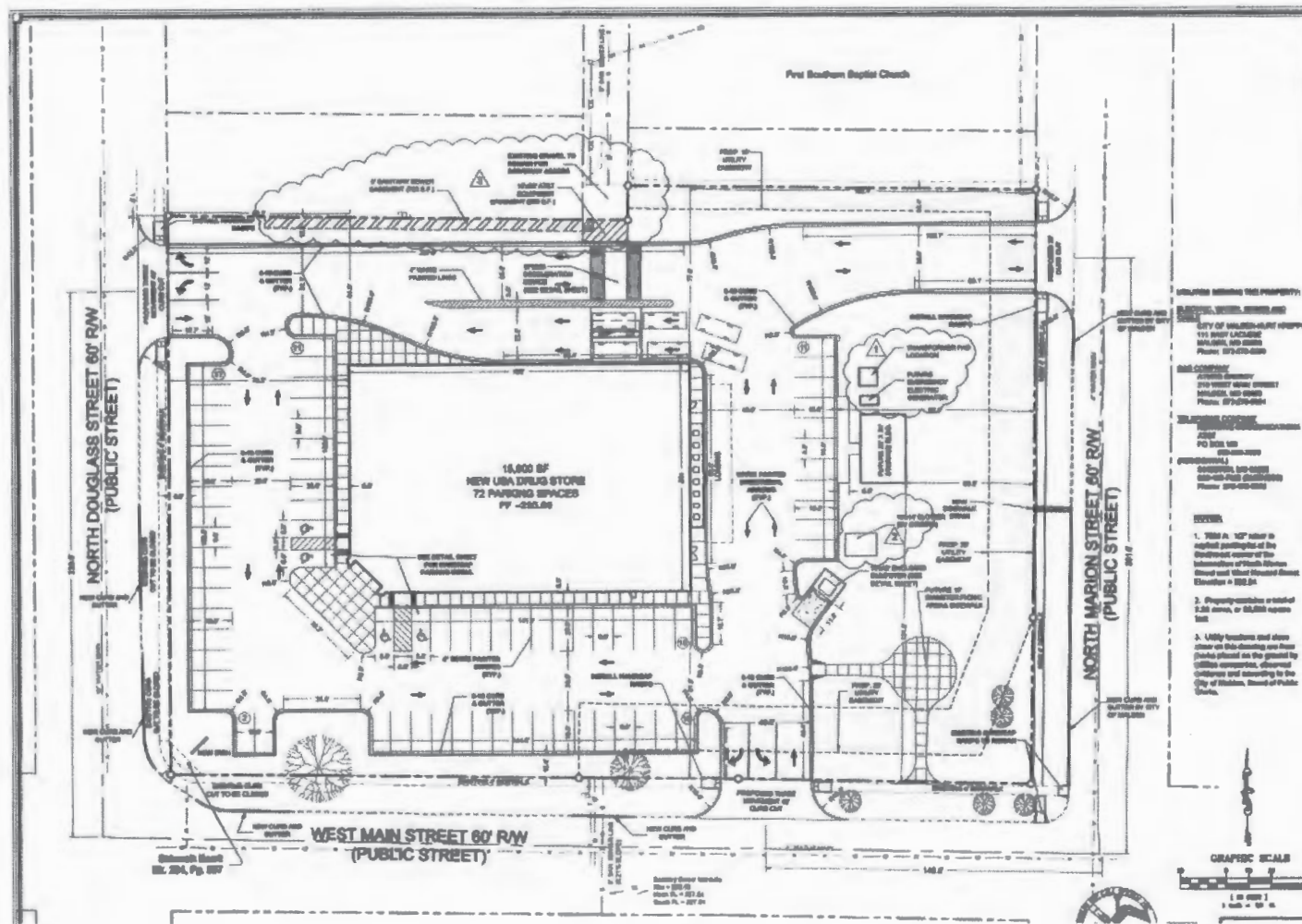
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## SITE PLAN

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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.



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## ZOOM AERIAL

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