



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



PROPERTY IS BEING SUBLEASED AS IS WITH  
NO REPRESENTATIONS OR WARRANTIES

**1400 N GRAND BLVD**  
ST LOUIS, MO 63106

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14.820 SF BUILDING - 1.51 ACRE SITE  
SUBLEASE AVAILABLE THROUGH 9/30/2032  
SUBLEASE RENT \$8.75 PSF / MONTHLY RENT \$10.806.25

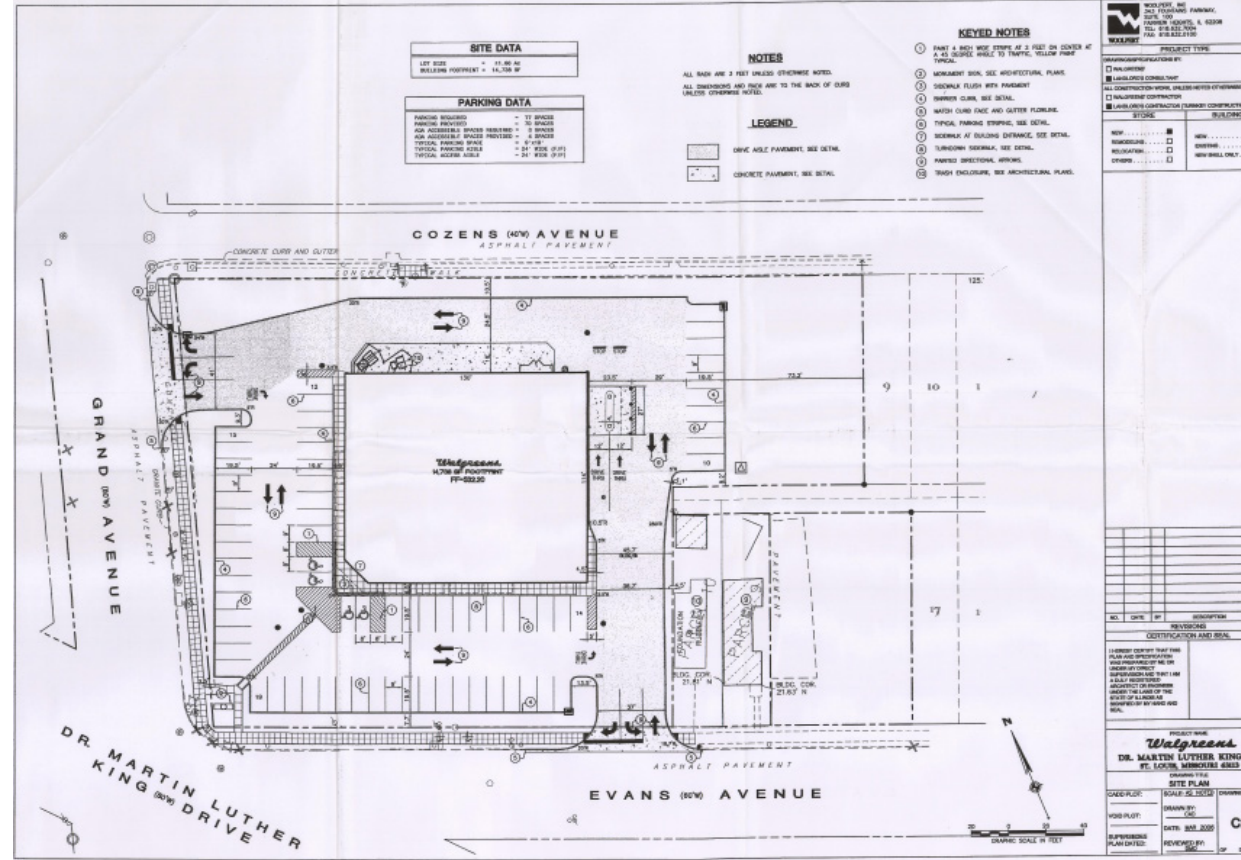
# 1400 N GRAND BLVD

## 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> 13,567	<u>1 MILE</u> 6,070	<u>1 MILE</u> \$48,167
<u>3 MILES</u> 118,694	<u>3 MILES</u> 58,119	<u>3 MILES</u> \$71,534
<u>5 MILES</u> 270,036	<u>5 MILES</u> 126,329	<u>5 MILES</u> \$70,416



## VIEW & DOWNLOAD:

# DEMO REPORT

- .97 MILES FROM NEW NGA CAMPUS
- .30 MILES FROM MILLER CAREER ACADEMY
- SUBLEASE THROUGH 9/30/2032
- CHASE BANK & SAVE A LOT ACROSS THE STREET



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.

# 1400 N GRAND BLVD

## AERIAL

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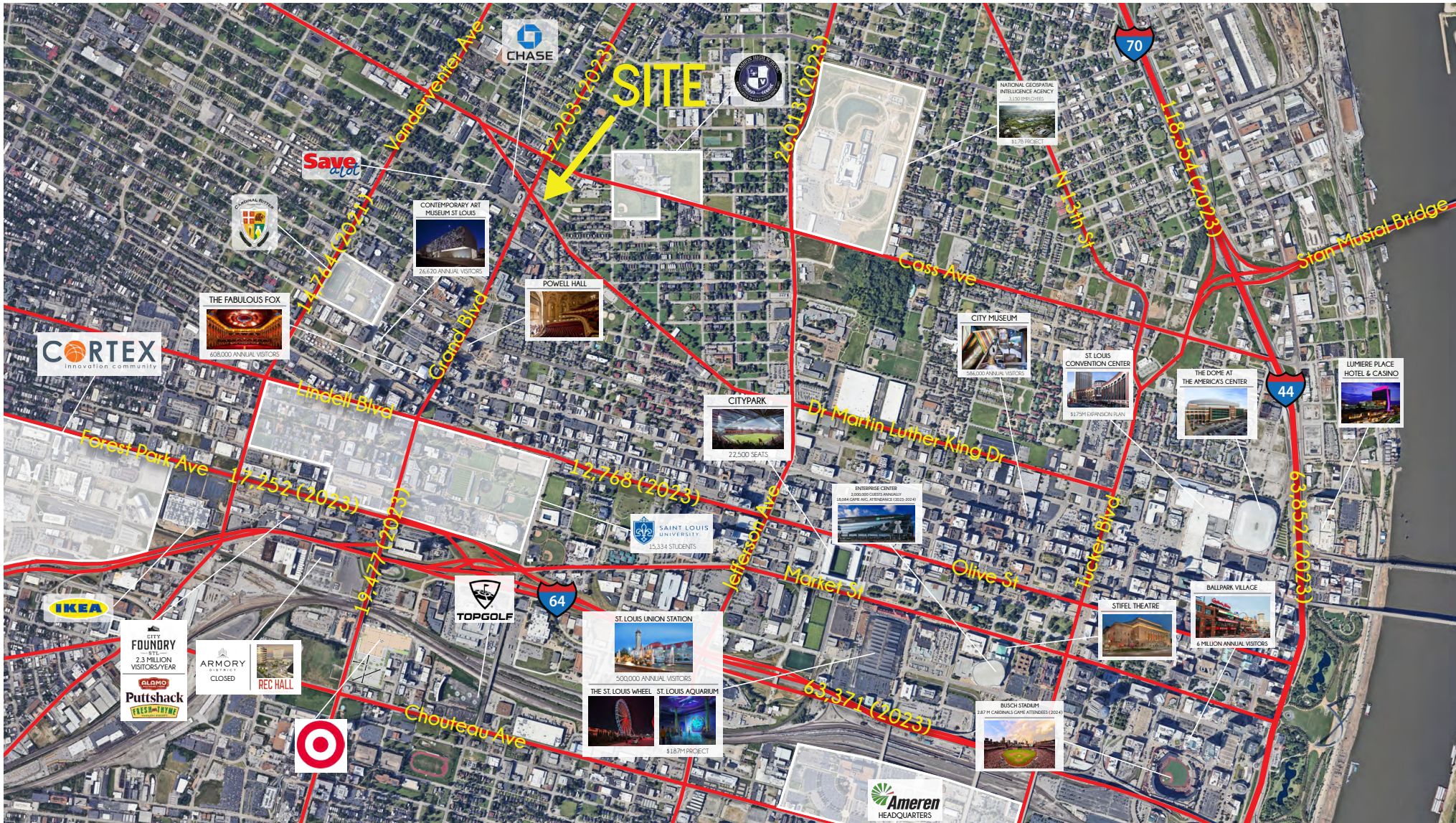
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