



FOR SALE  
OR LEASE!  
Call Broker  
for Pricing

Walgreens

**XTEAM**  
RETAIL ADVISORS

PROPERTY IS BEING SOLD OR LEASED  
AS IS WITH NO REPRESENTATIONS  
OR WARRANTIES

4120 S BROADWAY

ST. LOUIS, MO 63118

17,780 SF FORMER WALGREENS, 2.16 ACRE SITE  
WALGREENS LEASE TERMINATES 9/30/2026

# 4120 S BROADWAY

## SURVEY & FLOOR PLAN

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

JOHN NOTTER

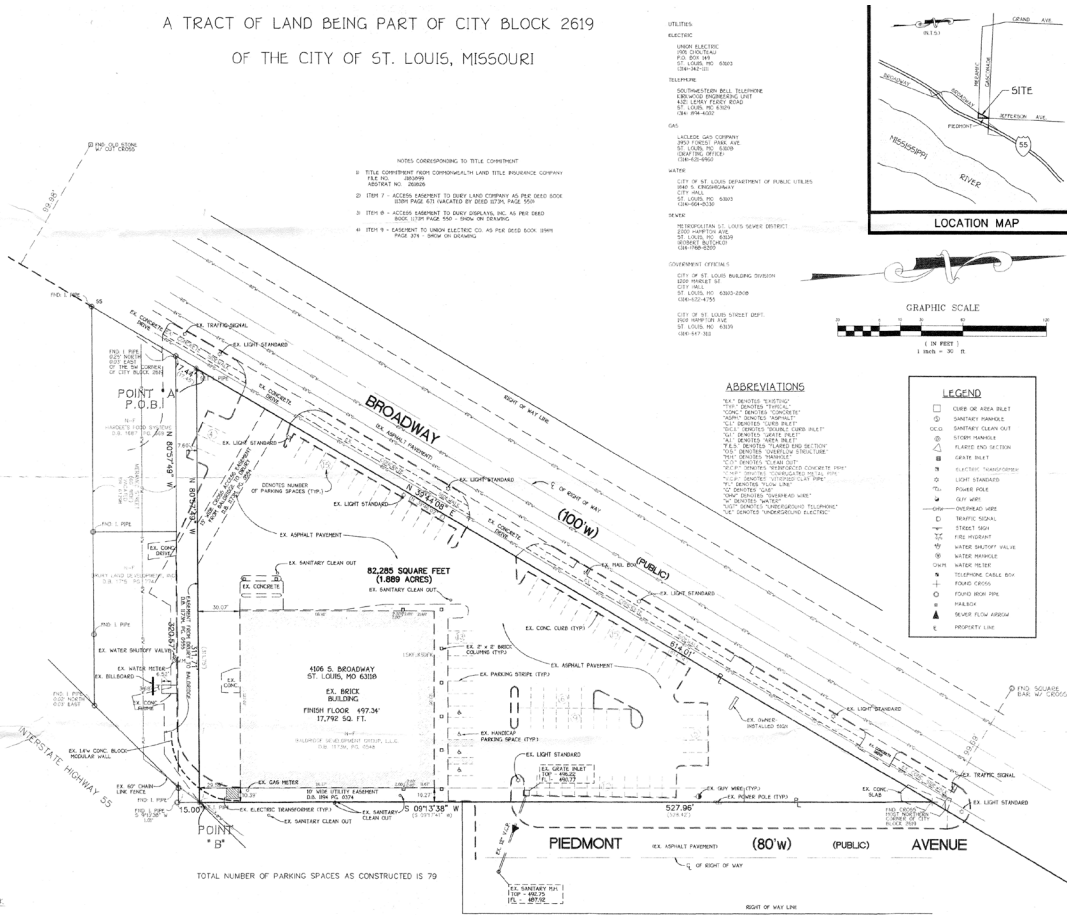
314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

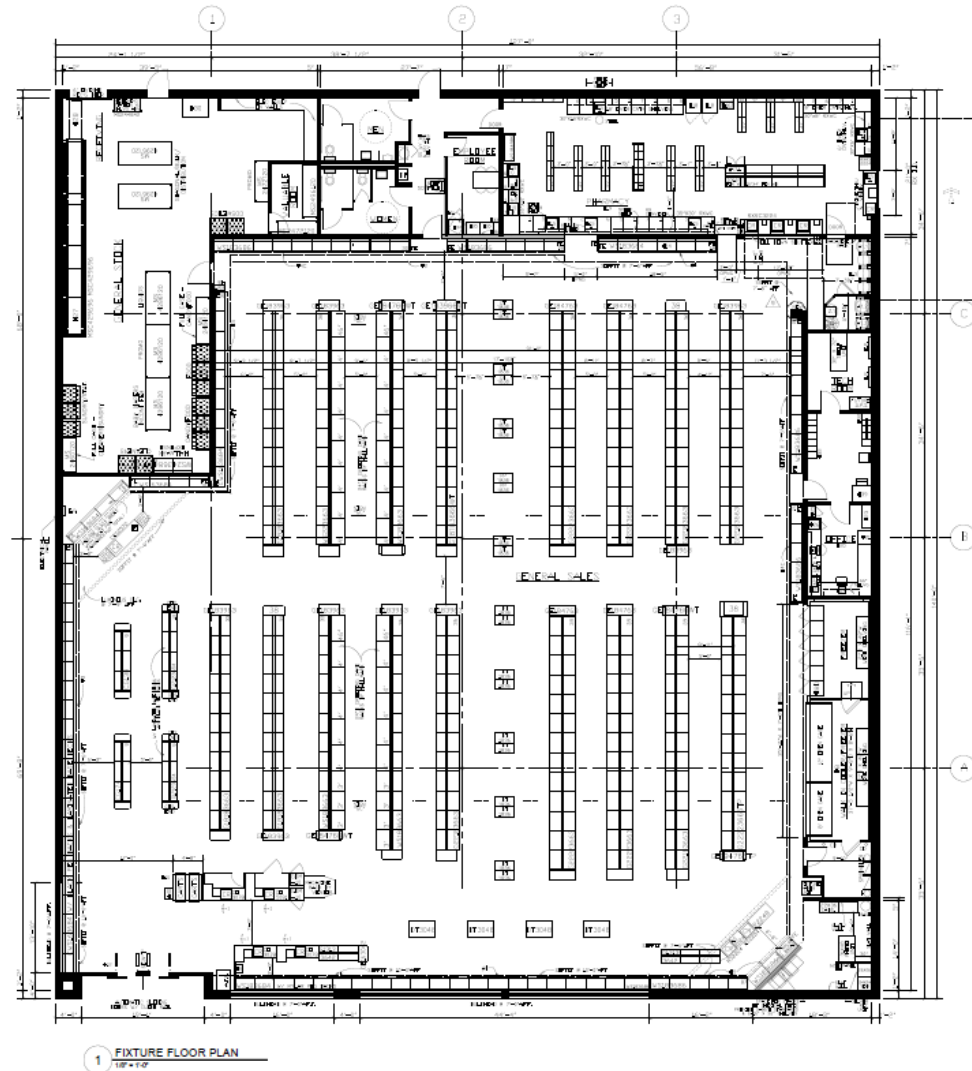
JOHN@L3CORP.NET

### SURVEY

A TRACT OF LAND BEING PART OF CITY BLOCK 2619  
OF THE CITY OF ST. LOUIS, MISSOURI



### FLOOR PLAN



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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## DEMOS & PHOTOS

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## POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
		
<u>1 MILE</u> 17,493	<u>1 MILE</u> 7,372	<u>1 MILE</u> \$47,609
<u>3 MILES</u> 122,567	<u>3 MILES</u> 57,121	<u>3 MILES</u> \$68,963
<u>5 MILES</u> 261,840	<u>5 MILES</u> 124,938	<u>5 MILES</u> \$72,007

VIEW &  
DOWNLOAD:

**DEMO REPORT**



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## AERIAL

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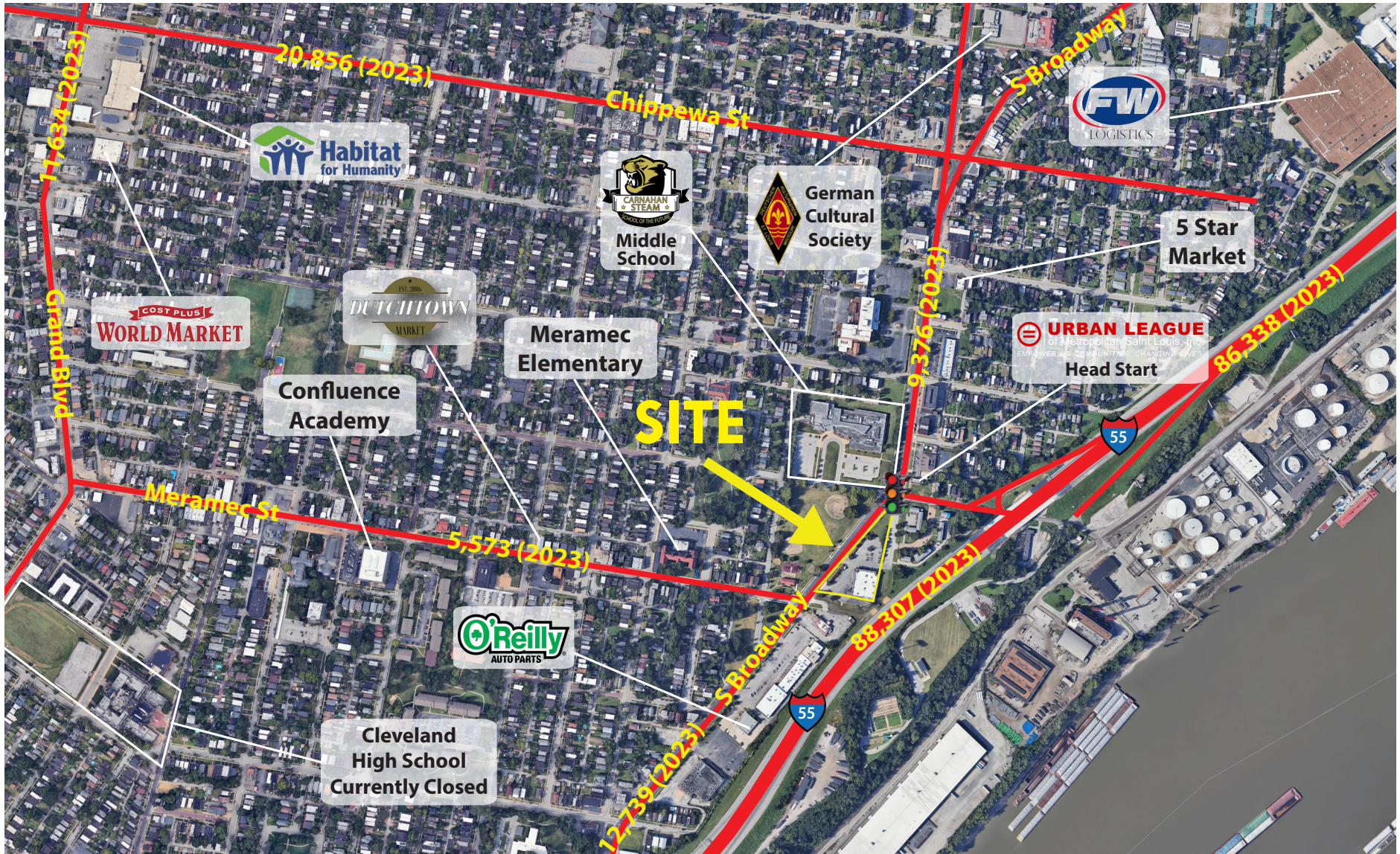
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