



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



3720 KINGSHIGHWAY

ST LOUIS, MO 63115

14.820 SF BUILDING - 1.57 ACRE SITE

SUBLEASE AVAILABLE THROUGH 4/30/2030

SUBLEASE RENT \$8.00 PSF / MONTHLY RENT \$9,880.00

PROPERTY IS BEING SUBLEASED AS IS WITH
NO REPRESENTATIONS OR WARRANTIES

3720 KINGSHIGHWAY

DEMOS & PHOTOS

PLEASE CONTACT:

L³ 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>	<u>1 MILE</u>	<u>1 MILE</u>
12,943	5,560	\$50,156
<u>3 MILES</u>	<u>3 MILES</u>	<u>3 MILES</u>
109,066	49,683	\$66,989
<u>5 MILES</u>	<u>5 MILES</u>	<u>5 MILES</u>
264,049	120,621	\$82,550



VIEW & DOWNLOAD:

DEMO REPORT

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SITE PLAN & FLOOR PLAN

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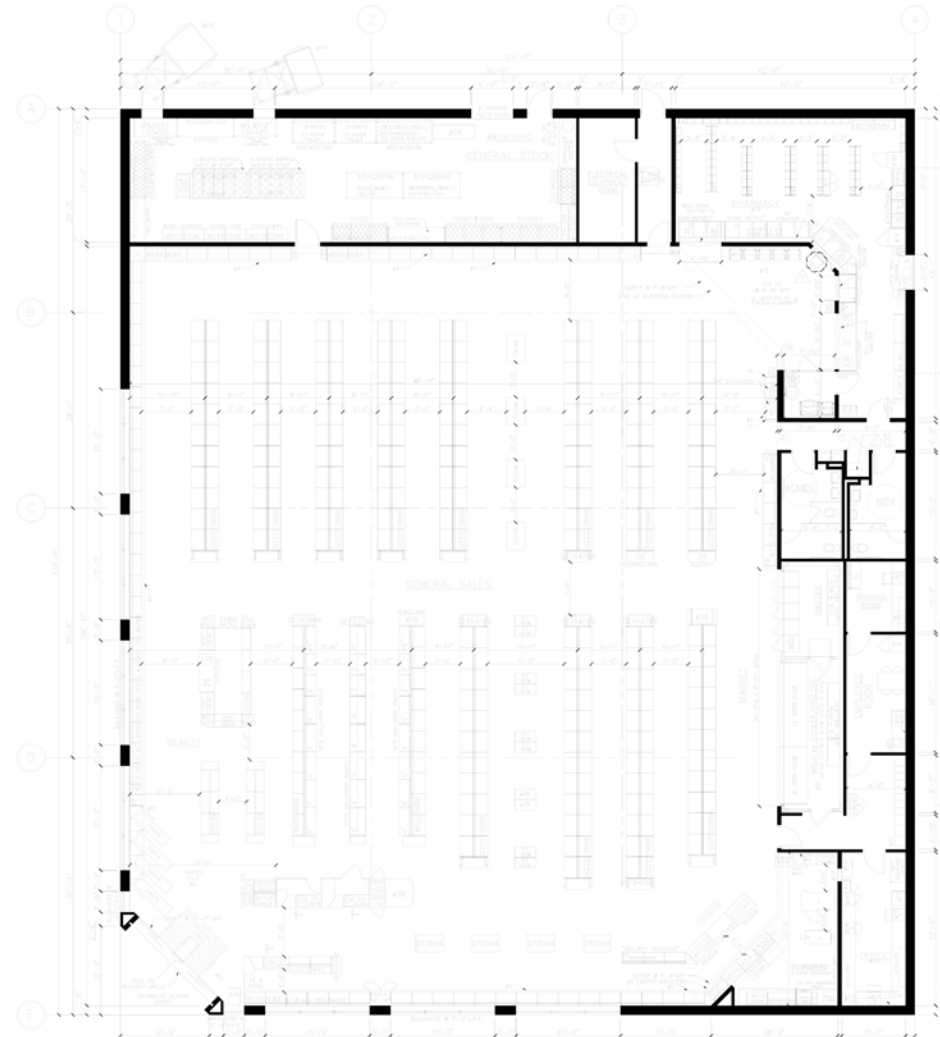
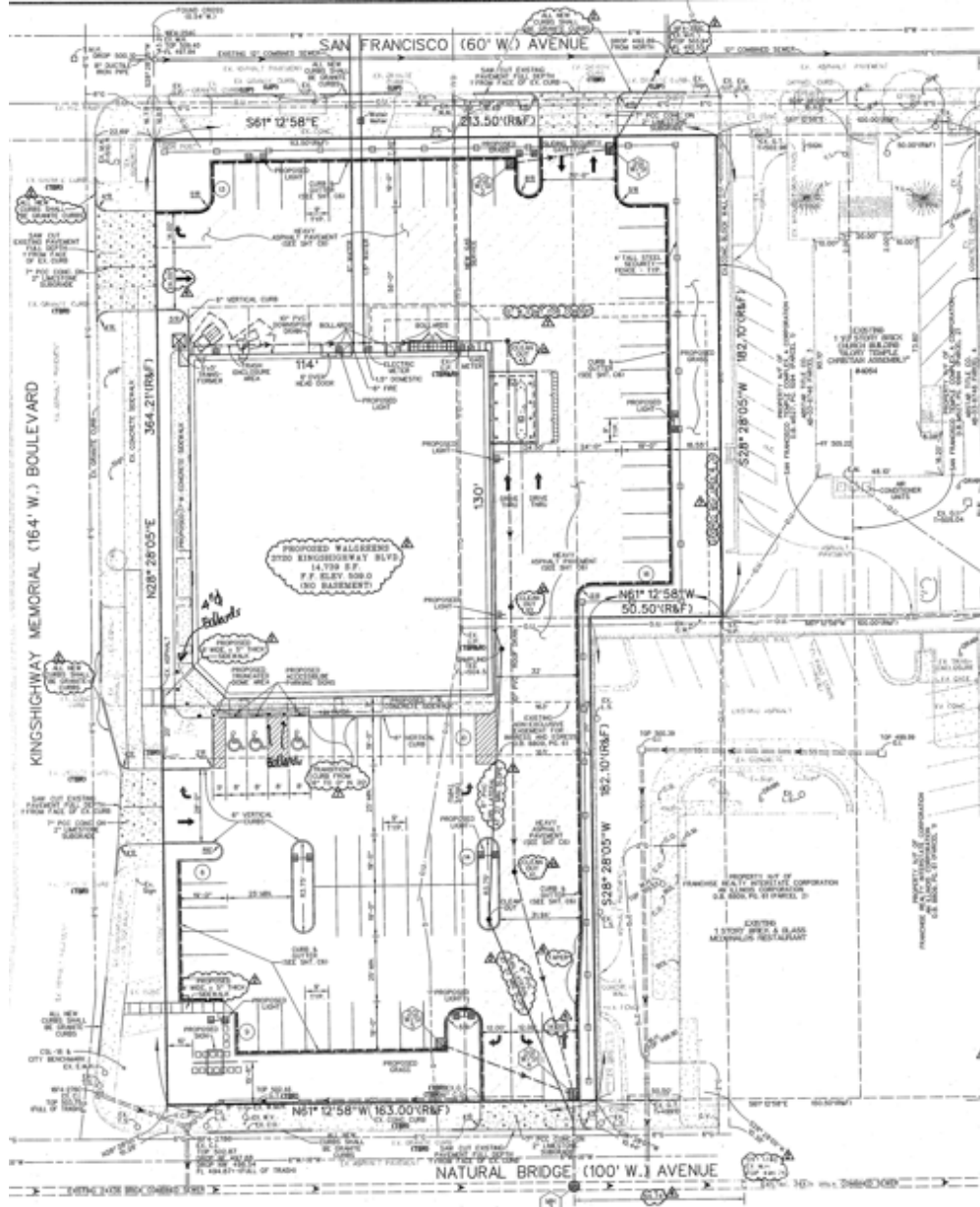
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1 FIXTURE FLOOR PLAN
1/8" = 1'-0"

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AERIAL

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