



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

XTEAM
RETAIL ADVISORS

1114 S. MAIN STREET

MARYVILLE, MO 64468

13.650 SF FORMER WALGREENS FOR SUBLEASE ALONG MAIN STREET
THE MAJOR NORTH-SOUTH ROAD IN MARYVILLE, MO ACROSS FROM
HYVEE AND IN CLOSE PROXIMITY TO WALMART

PROPERTY IS BEING SUBLEASED AS IS WITH
NO REPRESENTATIONS OR WARRANTIES

1114 S. MAIN STREET

SITE PLAN

PLEASE CONTACT:

L³ CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET

- FORMER WALGREENS AVAILABLE FOR SUBLEASE.
- THIS SITE SITS ALONG THE MAIN STRETCH OF THE RETAIL AND RESTAURANT CORRIDOR IN MARYVILLE, MISSOURI.
- FIRM LEASE TERM THROUGH 9/30/2034.
- SUBLEASE ASKING PRICE \$6.00/PSF OF BUILDING AREA
- COUNTY SEAT OF NODAWAY COUNTY, MISSOURI
- OVER 17,000 PEOPLE LIVE WITHIN 10 MILES OF THE PROPERTY.



FOR
SUBLEASE

AVAILABLE: 13,650 SF

RENT: \$6.00 PSF

TAXES: RE TAXES \$2.31 PSF



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PICTURES & DEMOGRAPHICS

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POPULATION ANALYSIS

POPULATION		<u>10 MILES</u> 17,727	<u>20 MILES</u> 27,635
HOUSEHOLDS		<u>10 MILES</u> 6,314	<u>20 MILES</u> 10,246
AVG HH INCOME		<u>10 MILES</u> \$53,350	<u>20 MILES</u> \$56,748



VIEW & DOWNLOAD: DEMO REPORT

1114 S. MAIN STREET

MARKET AERIAL

PLEASE CONTACT:

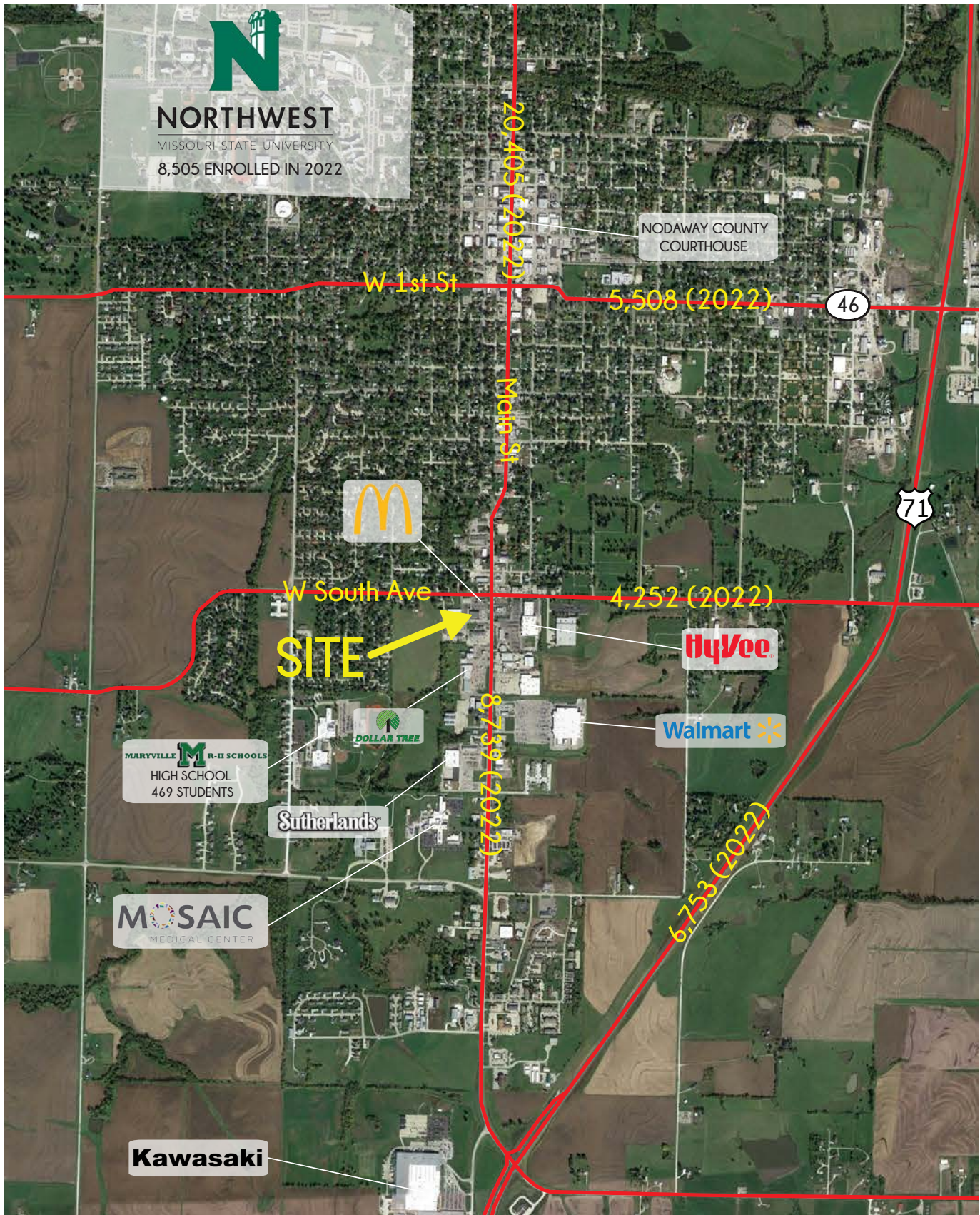
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ZOOM MARKET AERIAL

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