



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:

L<sup>3</sup> 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





# 1114 S. MAIN STREET

## PICTURES & DEMOGRAPHICS

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



## VIEW & DOWNLOAD: DEMO REPORT



# 1114 S. MAIN STREET

## MARKET AERIAL

PLEASE CONTACT:

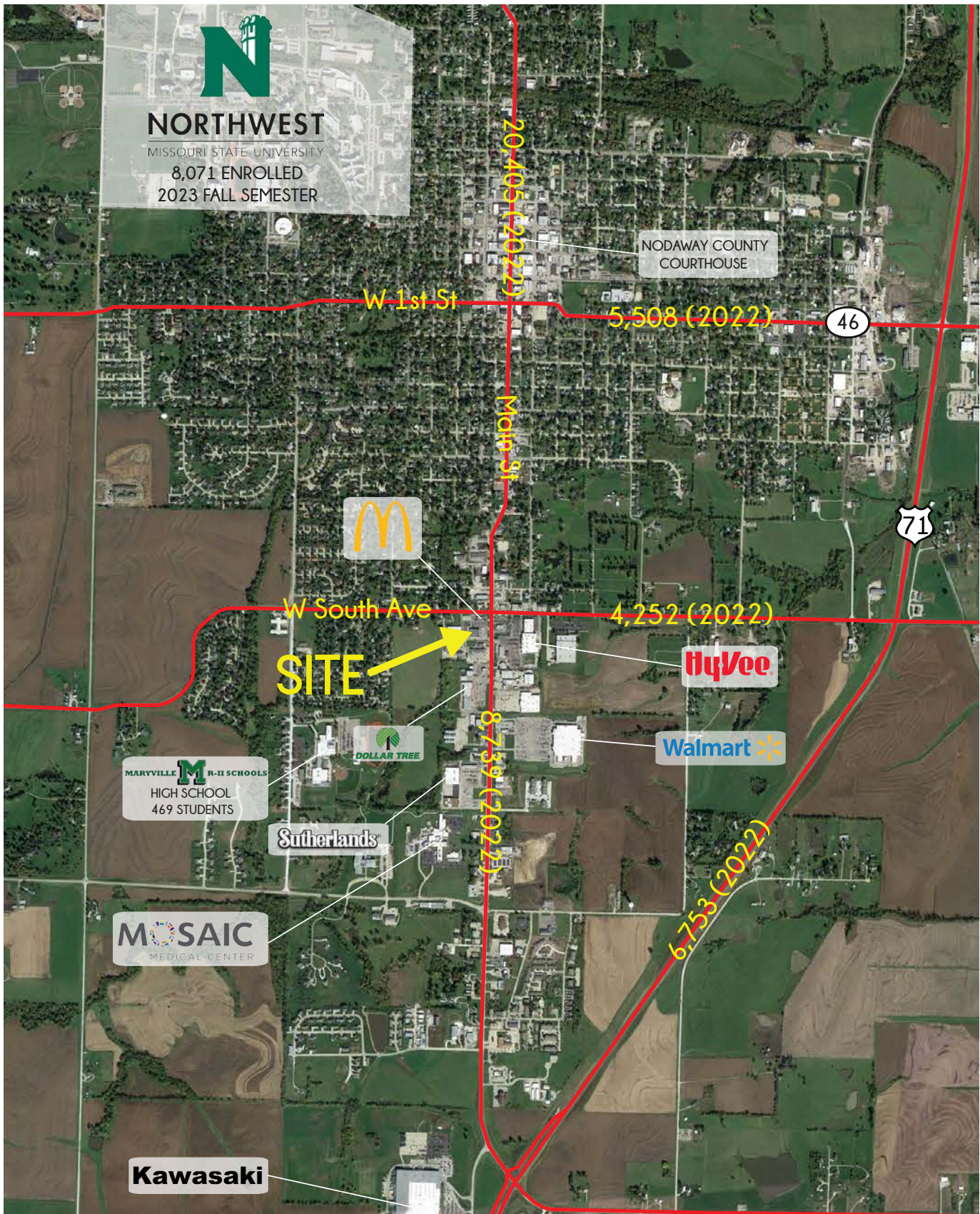
L<sup>3</sup> CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET



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.



# 1114 S. MAIN STREET

## ZOOM MARKET AERIAL

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET

