



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

SITE PLAN

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.

South Ave. (4,296 VPD)

Main St. (16,437 VPD)

Walgreens

13,650 S. F.

53 parking spaces

McDonald's

Single Drive Thru

NEW WALGREEN'S STORE

LED RBP

FULL

FULL

FULL

TAXES: RE TAXES \$2.31 PSF



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

PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

JOHN NOTTER




314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET



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

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MARKET AERIAL

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ZOOM MARKET AERIAL

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