



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



PROPERTY IS BEING LEASED AS IS WITH NO
REPRESENTATIONS OR WARRANTIES & IS
LOCATED IN A 100-YEAR FLOODPLAIN

120 E. KARSCH BLVD

FARMINGTON, MO 63640

5,000 SF BUILDING AVAILABLE FOR SUBLEASE
NEXT TO NEW DOLLAR TREE AT THE INTERSECTION OF
EAST KARSCH BLVD AND WASHINGTON ST.

120 E. KARSCH BLVD

PROPERTY DATA

PLEASE CONTACT:

L³ CORPORATION

JOHN NOTTER




314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET



POPULATION ANALYSIS

POPULATION		<u>10 MILES</u>	<u>20 MILES</u>
		48,426	101,878
HOUSEHOLDS		<u>10 MILES</u>	<u>20 MILES</u>
		18,431	38,256
AVG HH INCOME		<u>10 MILES</u>	<u>20 MILES</u>
		\$56,960	\$56,384

VIEW &
DOWNLOAD:

DEMO REPORT



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.

120 E. KARSCH BLVD

SITE PLAN

PLEASE CONTACT:

L³ CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

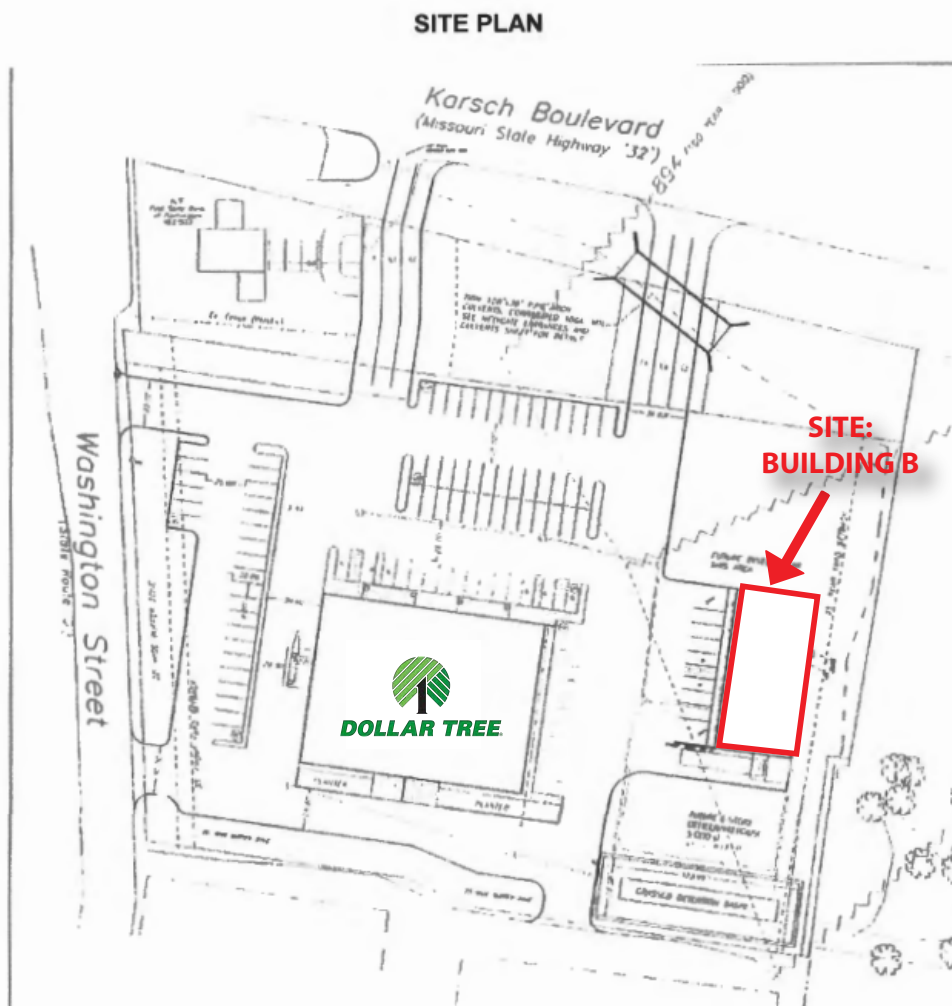
JOHN@L3CORP.NET

FOR SUBLEASE

AVAILABLE: 5,000 SF

RENT: \$8.00 PSF

TAXES: RE TAXES \$1.43 PSF



- 5,000 SF AVAILABLE FOR SUBLEASE.
- LOCATED ALONG THE MAIN STRETCH OF THE RETAIL AND RESTAURANT EPICENTER IN FARMINGTON, MISSOURI.
- FIRM LEASE TERM THROUGH 9/30/2037.
- SUBLEASE ASKING PRICE \$8.00/PSF FOR 5,000 SF BUILDING
- COUNTY SEAT OF ST. FRANCIS COUNTY, MISSOURI.
- 48,000+ PEOPLE LIVE WITHIN 10 MILES OF THE PROPERTY.



120 E. KARSCH BLVD

ZOOM AERIAL

PLEASE CONTACT:

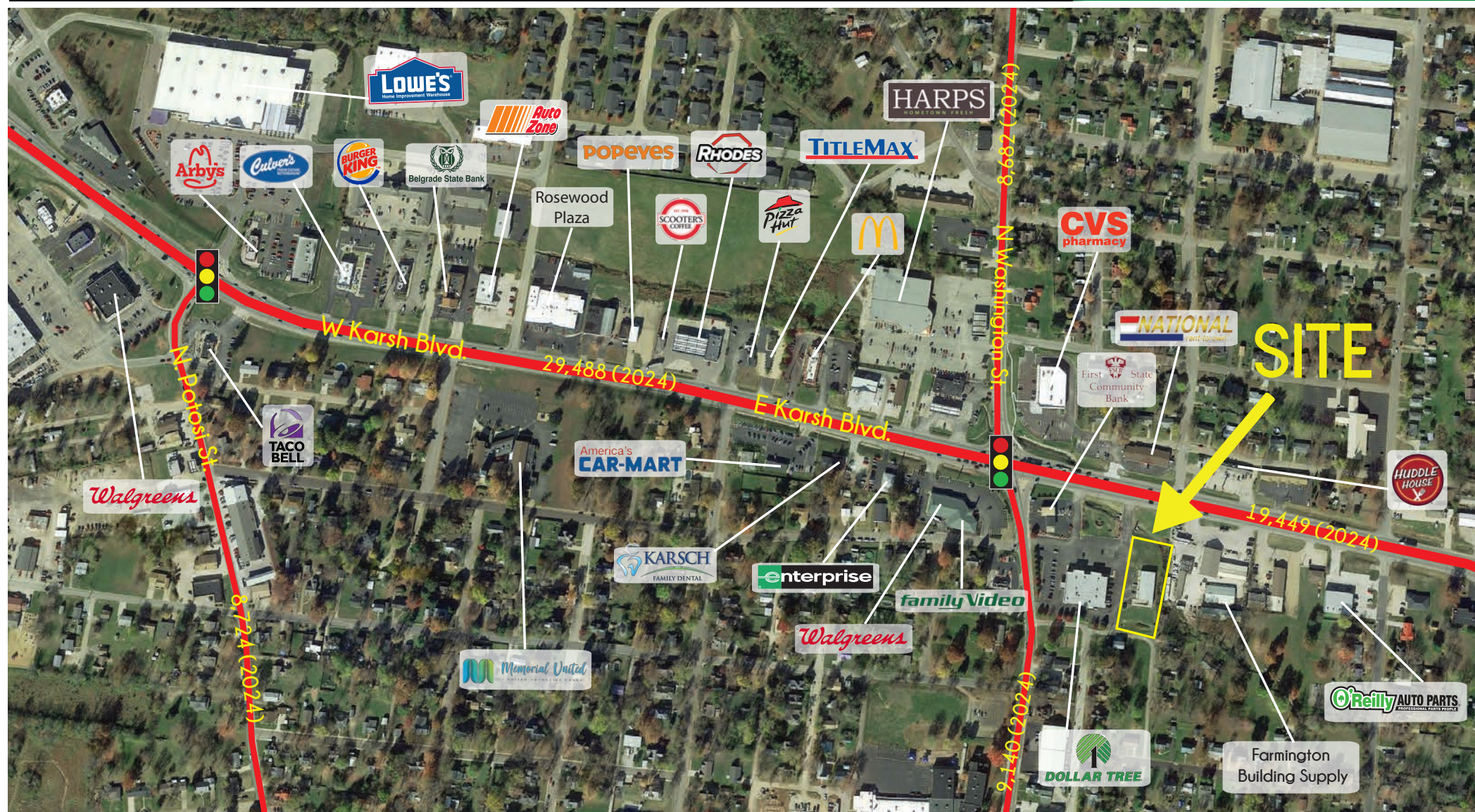
L³ CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET



AERIAL

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.