



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:

L<sup>3</sup> CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JNOTTER@L3CORPORATION.COM



## POPULATION ANALYSIS

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

VIEW &  
DOWNLOAD:

[DEMO REPORT](#)



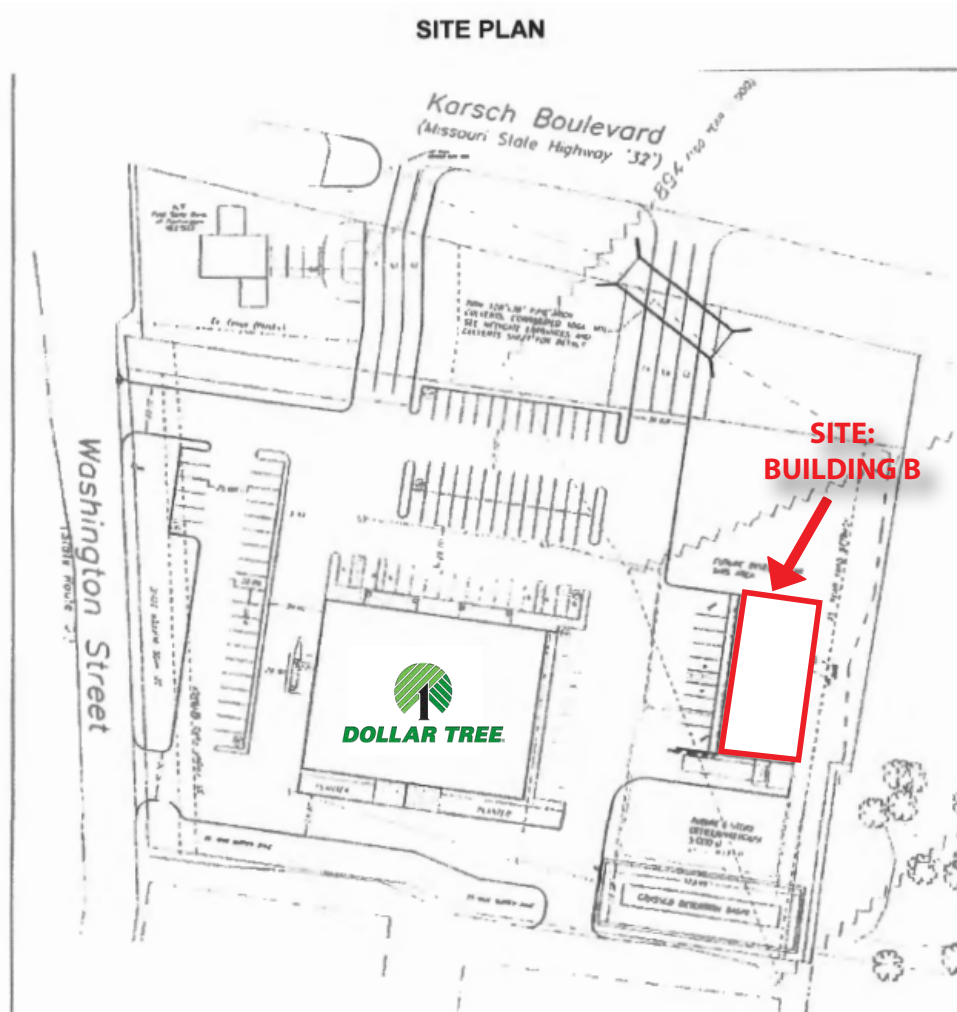
# 120 E. KARSCH BLVD

## SITE PLAN

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## FOR SUBLEASE

AVAILABLE: 5,000 SF  
RENT: \$8.00 PSF  
TAXES: RE TAXES \$1.43 PSF



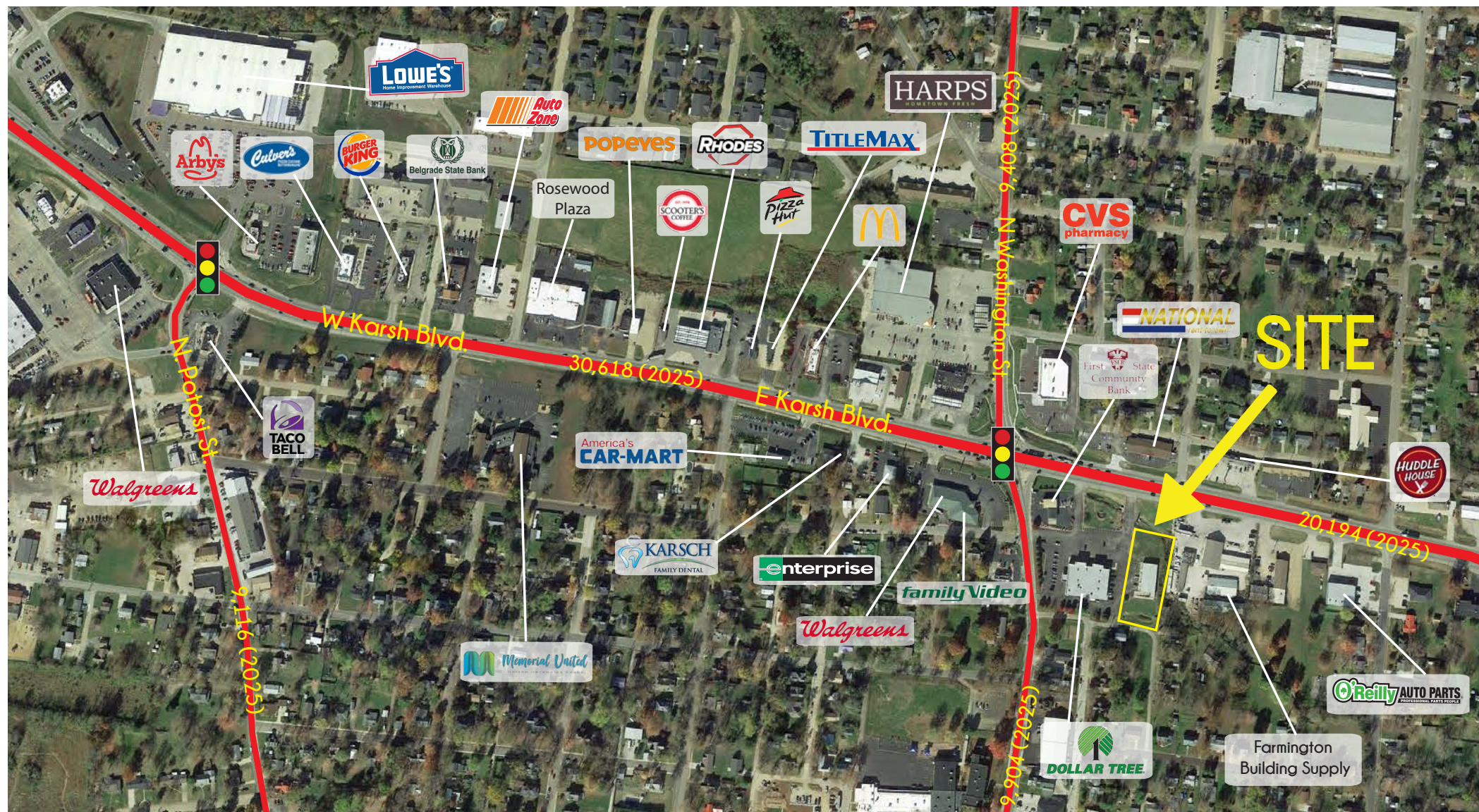
- 5,000 SF AVAILABLE FOR SUBLEASE.
- LOCATED ALONG THE MAIN STRETCH OF THE RETAIL AND RESTAURANT EPICENTER IN FARMINGTON, MISSOURI.
- FIRM LEASE TERM THROUGH 9/30/2037.
- SUBLEASE ASKING PRICE \$8.00/PSF FOR 5,000 SF BUILDING
- COUNTY SEAT OF ST. FRANCIS COUNTY, MISSOURI.
- 48,000+ PEOPLE LIVE WITHIN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



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## ZOOM AERIAL

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# 120 E. KARSCH BLVD

## AERIAL

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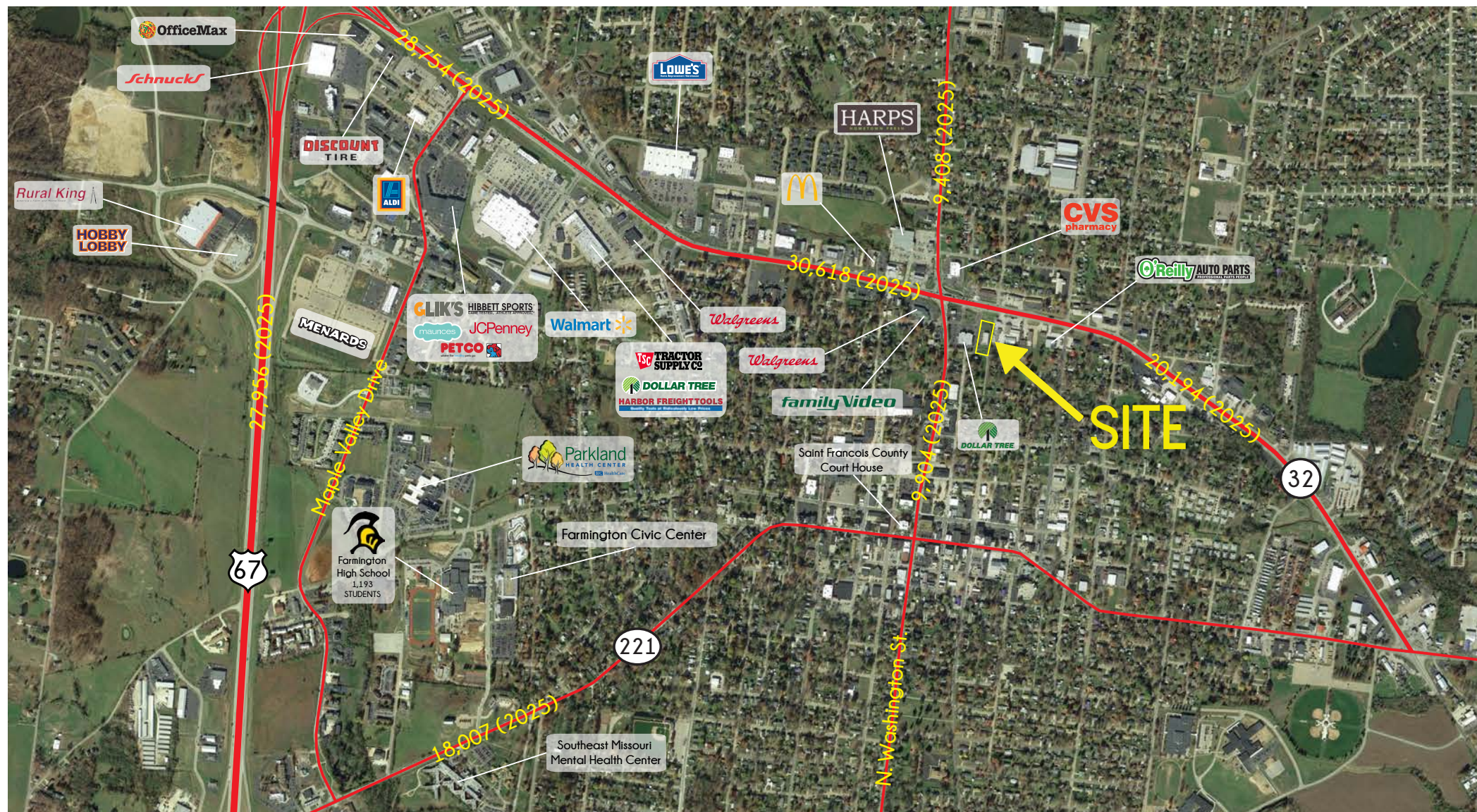
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