



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

XTEAM
RETAIL ADVISORS

358 E US HIGHWAY 69

KANSAS CITY, MO 64119

14,820 SF FORMER WALGREEN'S AVAILABLE FOR SUBLEASE IN
THE CLAYCOMO AREA OF NORTHERN KANSAS CITY MSA
SUBLEASE THROUGH 12/31/2033

358 E US HIGHWAY 69

SITE PLAN

PLEASE CONTACT:

L³ CORPORATION




JOHN NOTTER

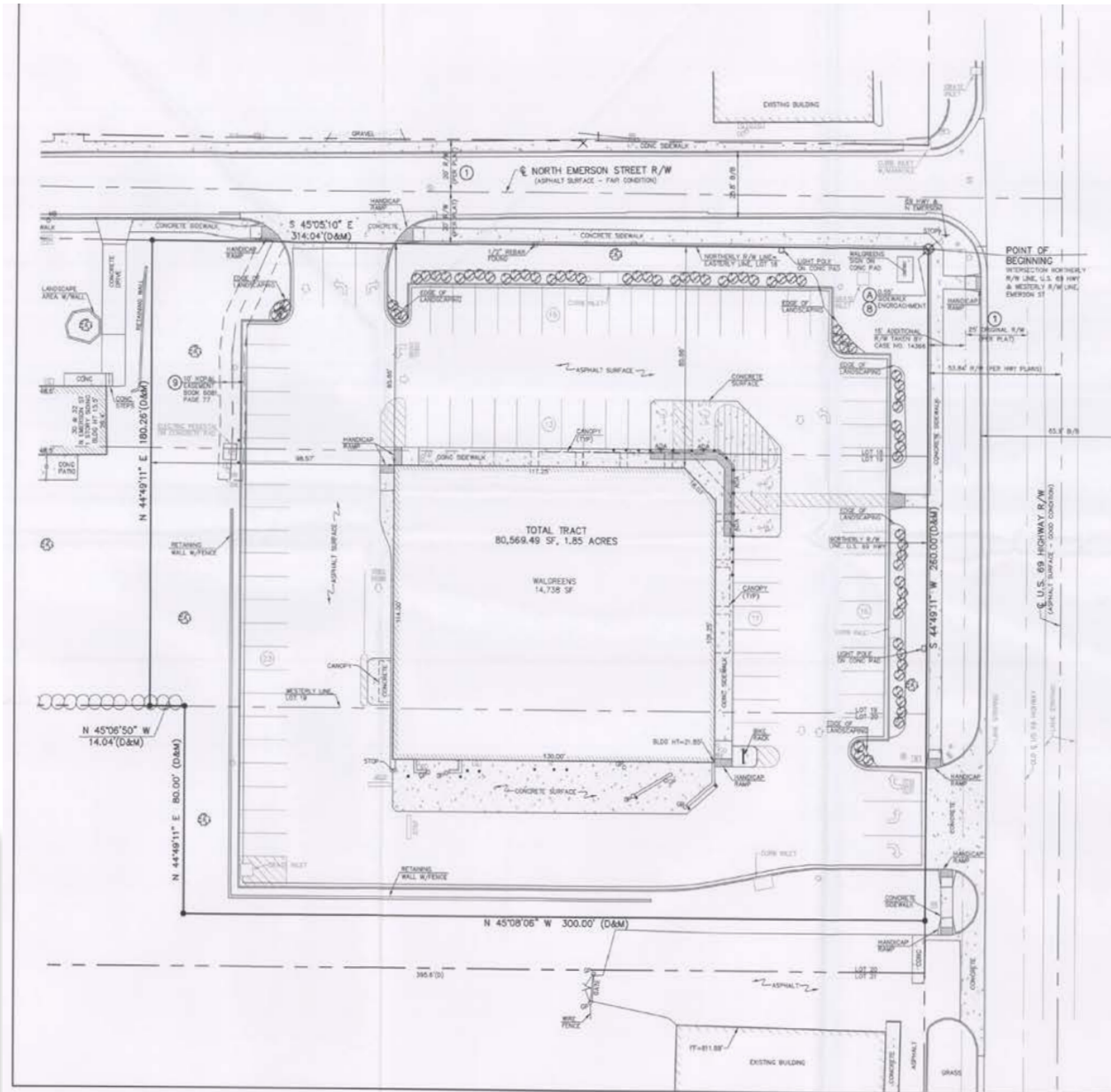
314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET

POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
		
<u>1 MILE</u>	<u>1 MILE</u>	<u>1 MILE</u>
4,951	1,979	\$73,755
<u>3 MILES</u>	<u>3 MILES</u>	<u>3 MILES</u>
51,776	20,888	\$80,623
<u>5 MILES</u>	<u>5 MILES</u>	<u>5 MILES</u>
127,250	52,203	\$83,665



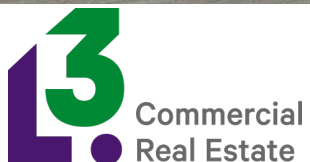
VIEW & DOWNLOAD:

DEMO REPORT

- FIRM LEASE TERM THROUGH 12/31/2033
- SUBLEASE RATE IS \$10.00 PSF

PHOTOS

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.

ZOOM AERIAL

JOHN@L3CORP.NET



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AERIAL

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