



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



**5550 S. GRAND BOULEVARD**

ST. LOUIS, MO 63111

16,250 SF FORMER WALGREENS AVAILABLE FOR SUBLEASE  
ALONG S. GRAND BOULEVARD AT BATES STREET  
ST. LOUIS, MISSOURI SUBLEASE THROUGH 8/31/2026

PROPERTY IS BEING SUBLEASED AS IS WITH  
NO REPRESENTATIONS OR WARRANTIES



# 5550 S. GRAND BOULEVARD

## SITE PLAN

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JNOTTER@L3CORPORATION.COM

## POPULATION ANALYSIS

### POPULATION



1 MILE

22,931

3 MILES

131,194

5 MILES

278,947

### HOUSEHOLDS



1 MILE

9,940

3 MILES

60,880

5 MILES

131,501

### AVG HH INCOME



1 MILE

\$58,031

3 MILES

\$67,659

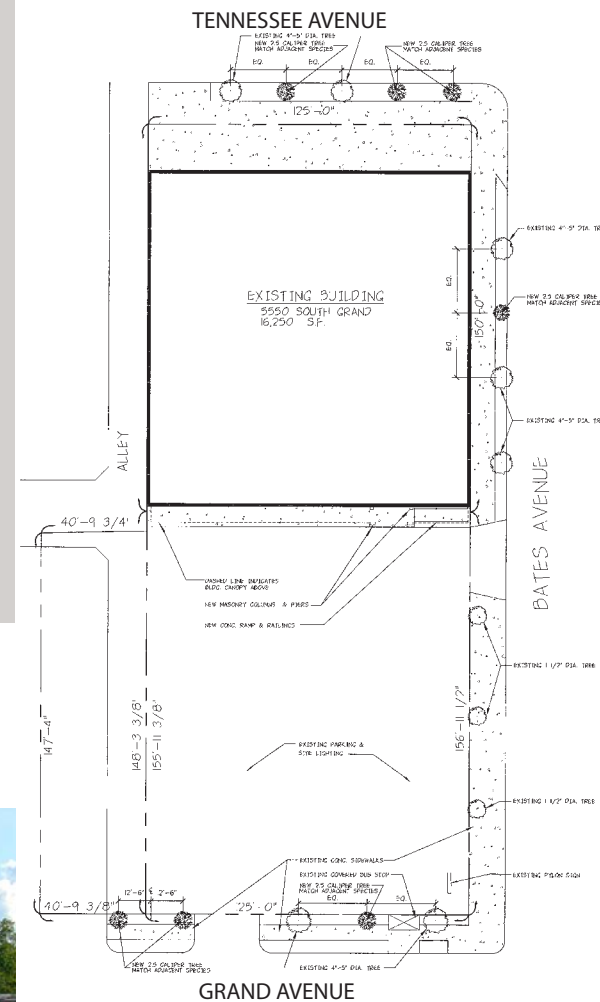
5 MILES

\$71,966

## VIEW & DOWNLOAD: DEMO REPORT



- FIRM LEASE TERM THROUGH 8/31/2026
- SUBLEASE RATE IS \$8.50 PSF
- 131,194 POPULATION WITHIN 3 MILES



SITE PLAN  
SCALE: 1" = 20'-0"





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## AERIAL

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