

L3.



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



PROPERTY IS BEING SUBLLEASED AS IS WITH  
NO REPRESENTATIONS OR WARRANTIES

5550 S. GRAND BOULEVARD

ST. LOUIS, MO 63111

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

# 5550 S. GRAND BOULEVARD

## SITE PLAN

PLEASE CONTACT:

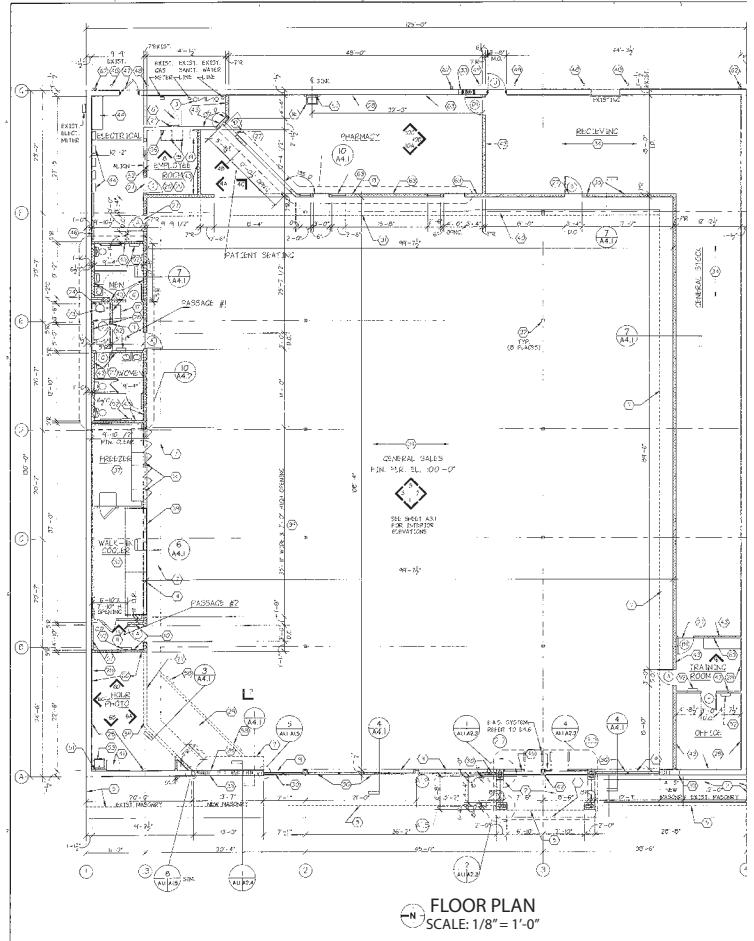
L<sup>3</sup> CORPORATION

JOHN NOTTER

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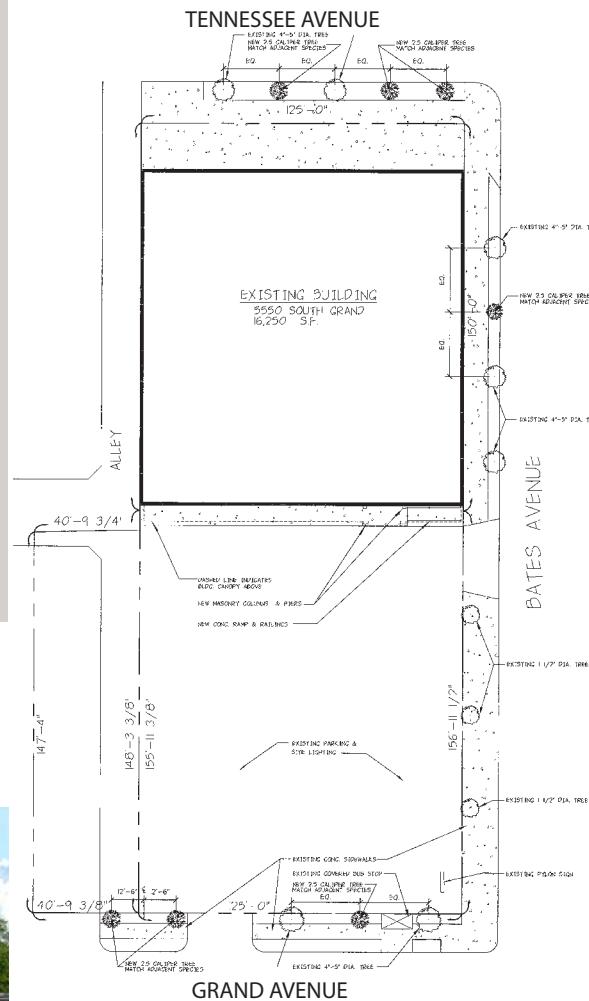


- FIRM LEASE TERM THROUGH 8/31/2026
- SUBLEASE RATE IS \$8.50 PSF
- 131,194 POPULATION WITHIN 3 MILES

## POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
<b>1 MILE</b>	<b>1 MILE</b>	<b>1 MILE</b>
<b>22,931</b>	<b>9,940</b>	<b>\$58,031</b>
<b>3 MILES</b>	<b>3 MILES</b>	<b>3 MILES</b>
<b>131,194</b>	<b>60,880</b>	<b>\$67,659</b>
<b>5 MILES</b>	<b>5 MILES</b>	<b>5 MILES</b>
<b>278,947</b>	<b>131,501</b>	<b>\$71,966</b>

VIEW & DOWNLOAD:  
DEMO REPORT



## SITE PLAN

SCALE: 1" = 20'-0"



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AERIAL

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