



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

**XTEAM**  
RETAIL ADVISORS

# 5550 S. GRAND BOULEVARD

## SITE PLAN

PLEASE CONTACT:

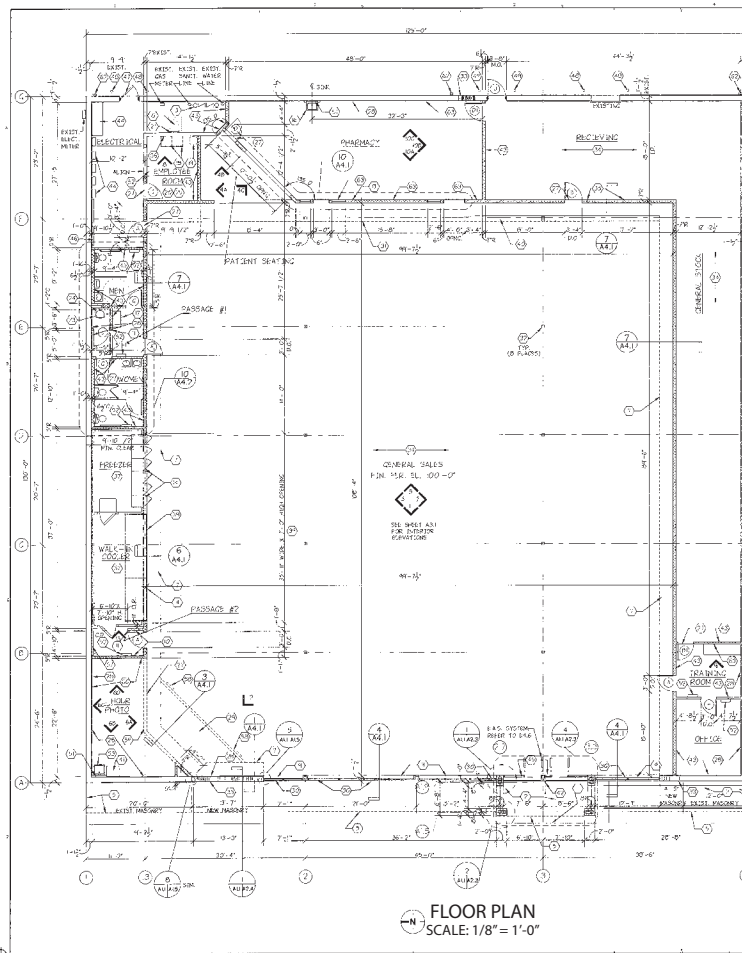
L<sup>3</sup> CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET



- FIRM LEASE TERM THROUGH 8/31/2026
- SUBLEASE RATE IS \$8.50 PSF
- 134,854 POPULATION WITHIN 3 MILES

## POPULATION ANALYSIS

### POPULATION



1 MILE  
23,327

3 MILES  
134,854

5 MILES  
280,249

### HOUSEHOLDS



1 MILE  
9,799

3 MILES  
59,571

5 MILES  
126,692

### AVG HH INCOME

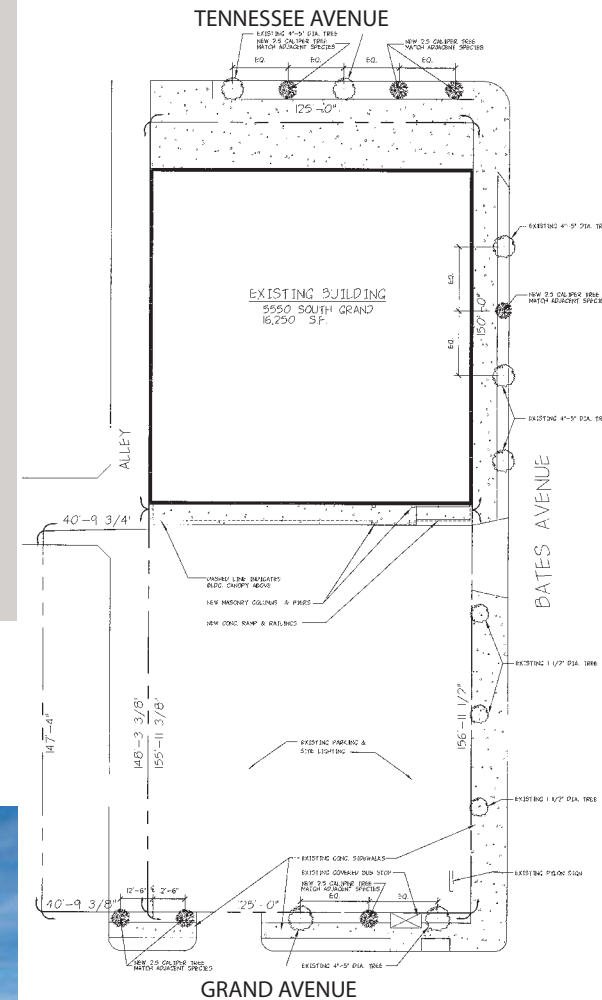
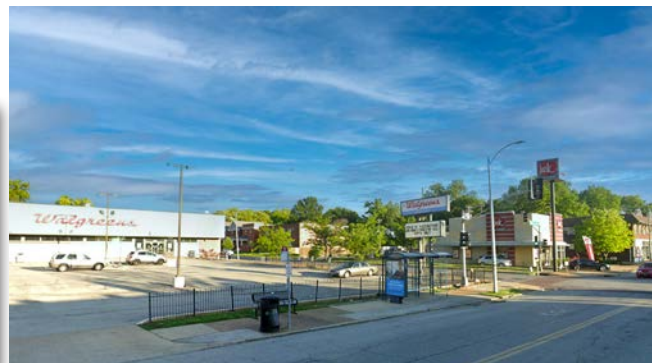


1 MILE  
\$56,488

3 MILES  
\$66,360

5 MILES  
\$70,999

## VIEW & DOWNLOAD: DEMO REPORT



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



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## AERIAL

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