



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:

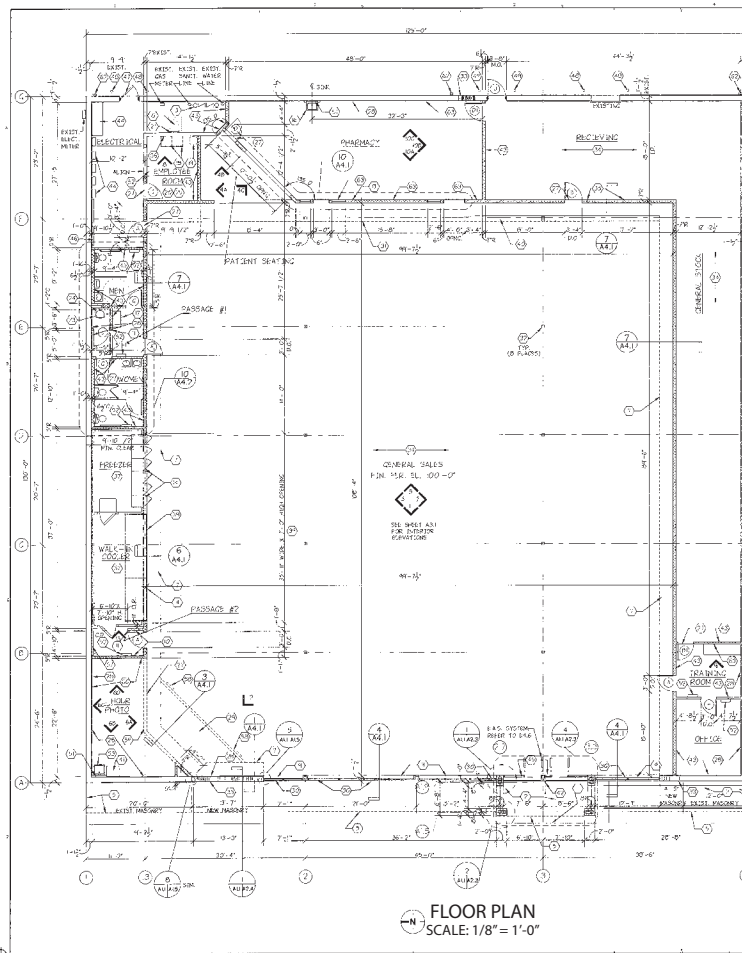
L³ CORPORATION

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

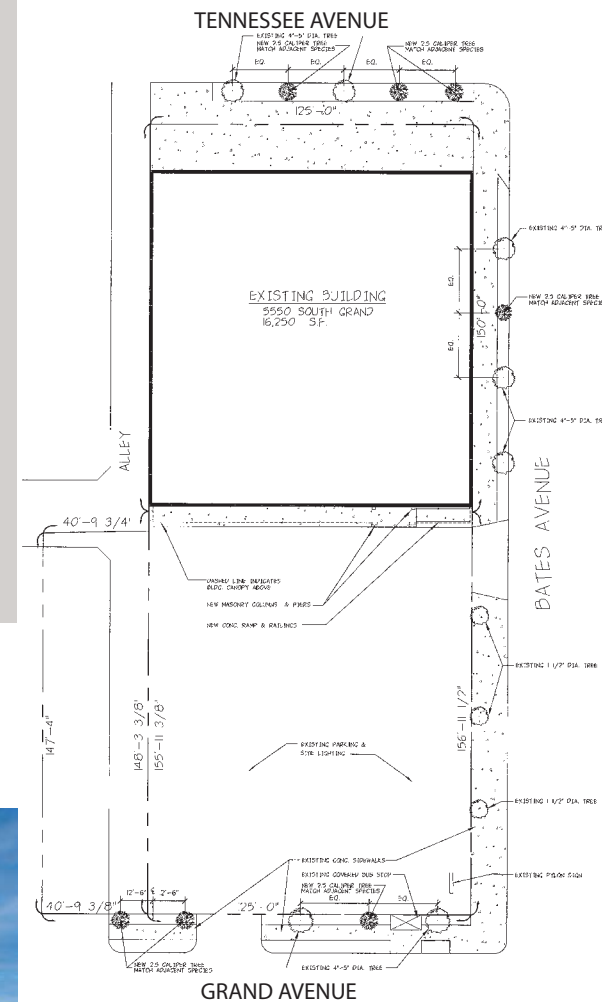
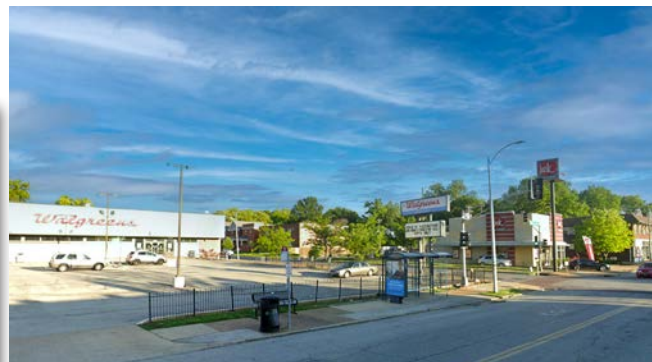


1 MILE
\$56,488

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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