



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

POPULATION ANALYSIS

POPULATION



1 MILE

23,302

3 MILES

134,728

5 MILES

280,485

HOUSEHOLDS



1 MILE

9,792

3 MILES

59,528

5 MILES

126,933

AVG HH INCOME



1 MILE

\$59,789

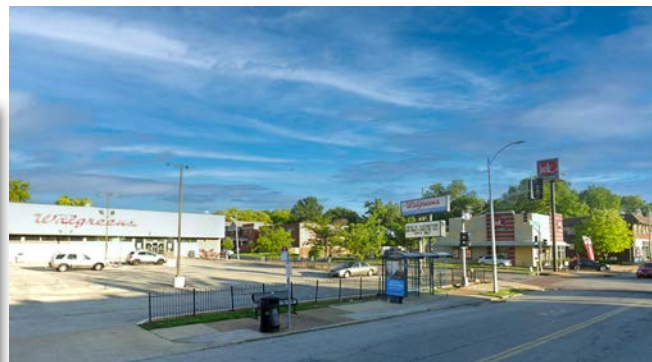
3 MILES

\$68,421

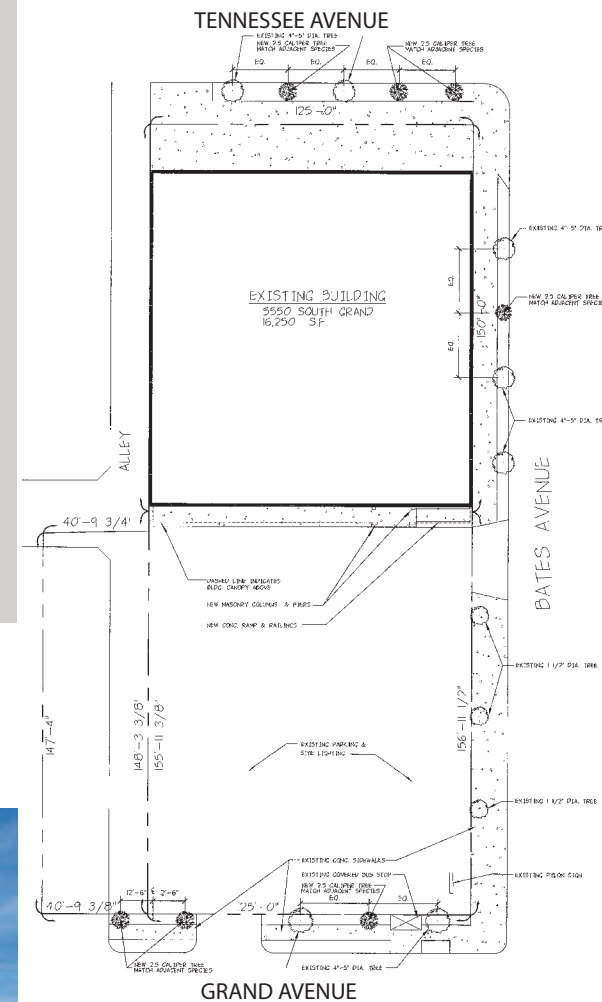
5 MILES

\$72,861

VIEW & DOWNLOAD: DEMO REPORT



- FIRM LEASE TERM THROUGH 8/31/2026
- SUBLEASE RATE IS \$8.50 PSF
- 134,728 POPULATION WITHIN 3 MILES



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



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AERIAL

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