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SUBJECT TO  
APPROVAL BY  
WALGREENS' REAL  
ESTATE COMMITTEE



**310 W. MAIN STREET**

MALDEN, MO 63863

15,000 SF FORMER WALGREENS AVAILABLE FOR SUBLEASE THROUGH 9-30-2037

AT THE INTERSECTION OF W. MAIN STREET AND N. DOUGLASS STREET



# 310 W. MAIN STREET

## PHOTOS & DEMOS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET



## POPULATION ANALYSIS

|               |   |                 |                 |
|---------------|---|-----------------|-----------------|
| POPULATION    |  | <u>10 MILES</u> | <u>20 MILES</u> |
|               |   | 15,445          | 47,241          |
| HOUSEHOLDS    |  | <u>10 MILES</u> | <u>20 MILES</u> |
|               |   | 6,306           | 19,559          |
| AVG HH INCOME |  | <u>10 MILES</u> | <u>20 MILES</u> |
|               |   | \$53,667        | \$56,237        |

VIEW &  
DOWNLOAD:

DEMO REPORT



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

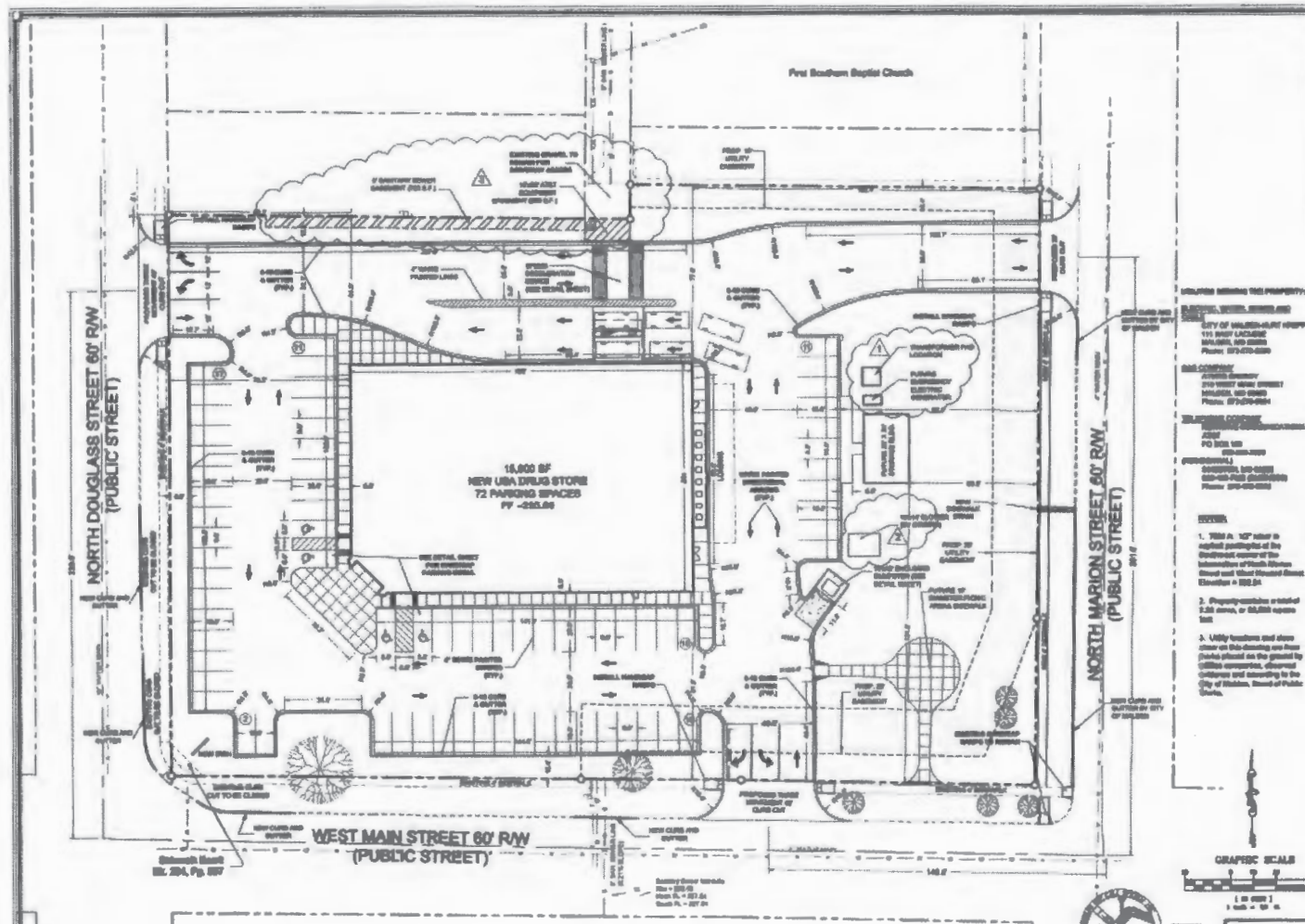
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## SITE PLAN

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### FOR SUBLEASE

AVAILABLE: 15,000 SF  
RENT: \$7.50 PSF  
TAXES: RE TAXES \$0.82 PSF



- FORMER WALGREENS AVAILABLE FOR SUBLEASE.
- LOCATED ON THE NORTHEAST CORNER OF W MAIN STREET AND N DOUGLASS STREET IN MALDEN, MO.
- FIRM LEASE TERM THROUGH 9/30/2037.
- SUBLEASE ASKING PRICE \$7.50/PSF FOR 15,000 SF BUILDING
- MALDEN IS HOME TO THE BOOTHEEL YOUTH MUSEUM WITH OVER 100,000 VISITORS PER YEAR.
- 47,000+ PEOPLE LIVE WITHIN 20 MILES OF THE PROPERTY.





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## ZOOM AERIAL

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