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

Page Blvd

Walgreens drive thru pharmacy

> STORE OPEN 8-10 FEDEX PICK UP &



1225 UNION BOULEVARD

ST. LOUIS. MO 63113

15.120 SF FORMER WALGREENS AVAILABLE FOR SUBLEASE ALONG UNION BOULEVARD AT PAGE BOULEVARD THROUGH 1/31/2029

n - Chi

1225 UNION BOULEVARD

SITE PLAN & DEMOS

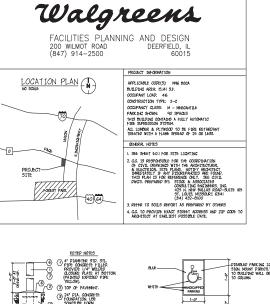
POPULATION ANALYSIS

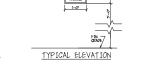
	HOUSEHOLDS	AVG HH INCOME
<u>1 MILE</u>	<u>1 MILE</u>	<u>1 MILE</u>
20,317	9,074	\$67,780
<u>3 MILES</u>	<u>3 MILES</u>	<u>3 MILES</u>
134,589	56,731	\$79,035
<u>5 MILES</u>	<u>5 MILES</u>	<u>5 MILES</u>
341,016	150,062	\$82,635

VIEW & DOWNLOAD:

DEMO REPORT

- FIRM LEASE TERM THROUGH 1/31/2029
- SUBLEASE RATE IS \$9.50 PSF
- 134,589 POPULATION WITHIN 3 MILES





ANDARY SCALE NAME 2014 DETAIL 2014 SCALE NAME

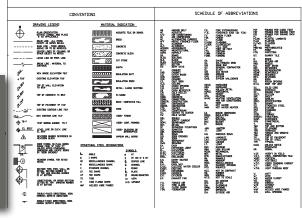
3/8' PIAMETER WELDED HOOPS. IB' PIAMETER TO

(B) SOLID UNDISTURBED SOIL

PROVIDE PITCH, SMOOTH

T 6' BOLLARDS BEHIND TRASH

ELEVATION





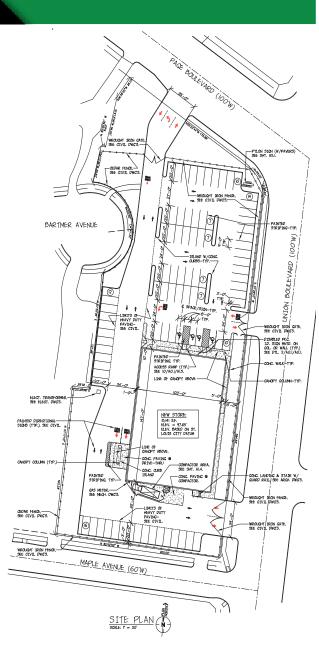
L³ CORPORATION

314.282.9825 (DIRECT)

014.202.7020 (Direct)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET

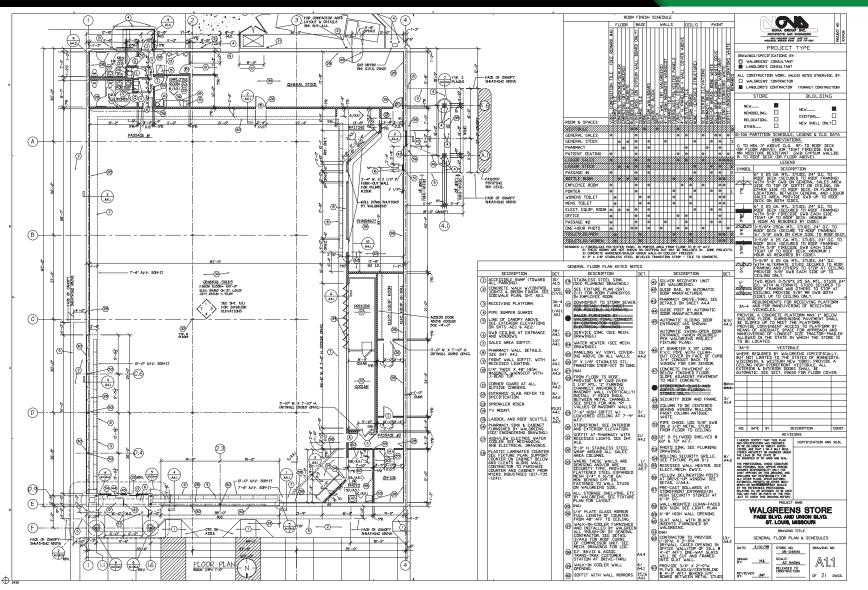


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PLEASE CONTACT:

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FLOOR PLAN



Commercial Real Estate

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L³ CORPORATION JOHN NOTTER

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ZOOM AERIAL

PLEASE CONTACT: L³ CORPORATION

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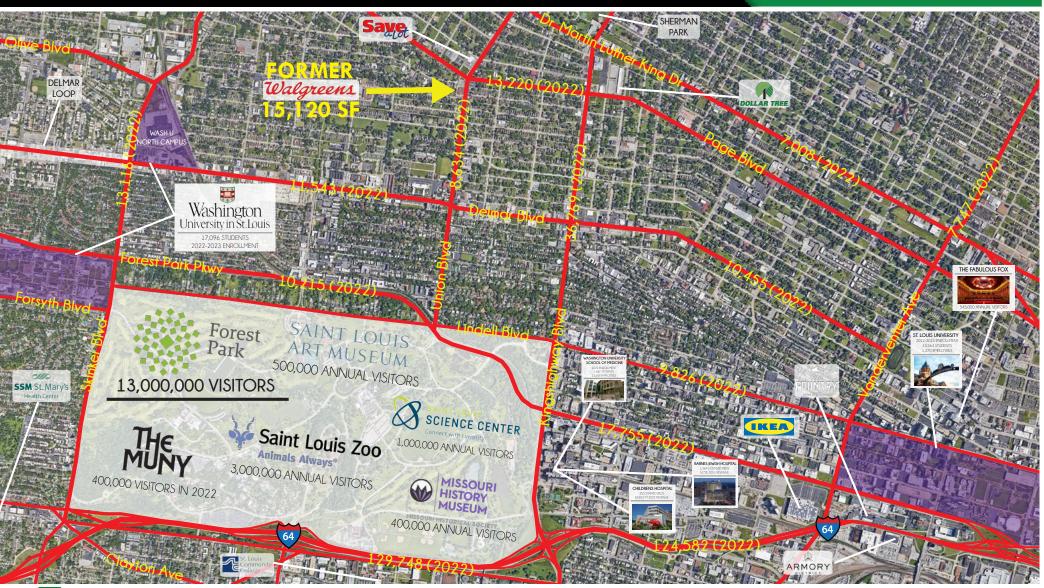
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AERIAL





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