



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



## 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



# 1225 UNION BOULEVARD

## SITE PLAN & DEMOS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JNOTTER@L3CORPORATION.COM

## POPULATION ANALYSIS

### POPULATION



1 MILE

20,317

3 MILES

134,589

5 MILES

341,016

### HOUSEHOLDS



1 MILE

9,074

3 MILES

56,731

5 MILES

150,062

### AVG HH INCOME



1 MILE

\$67,780

3 MILES

\$79,035

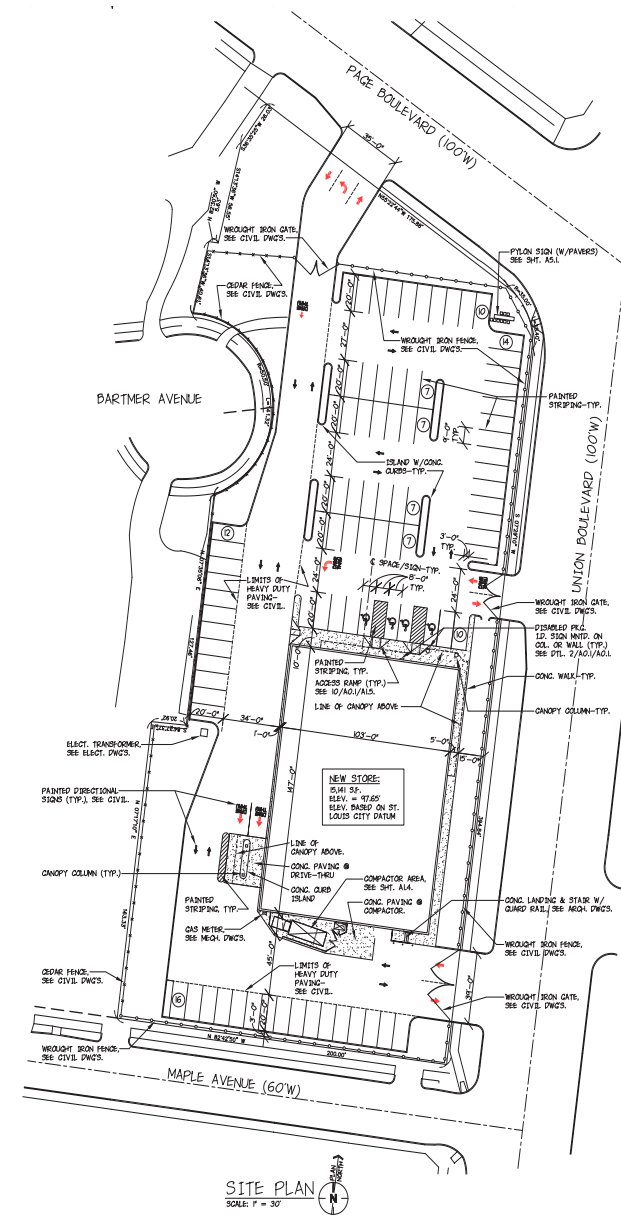
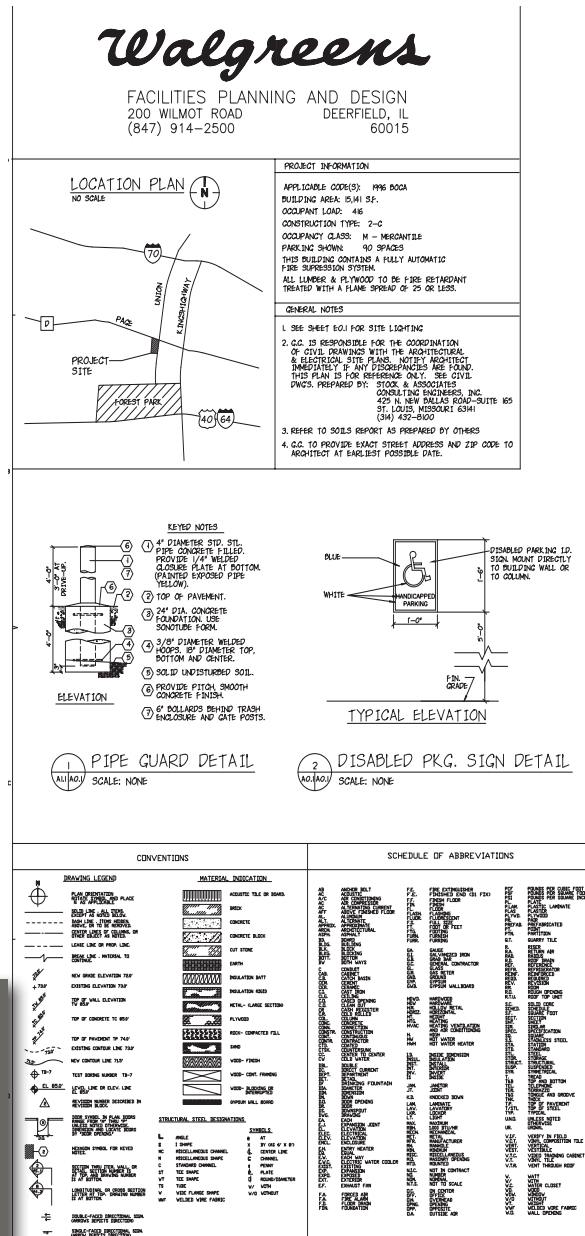
5 MILES

\$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



# FLOOR PLAN

PLEASE CONTACT:

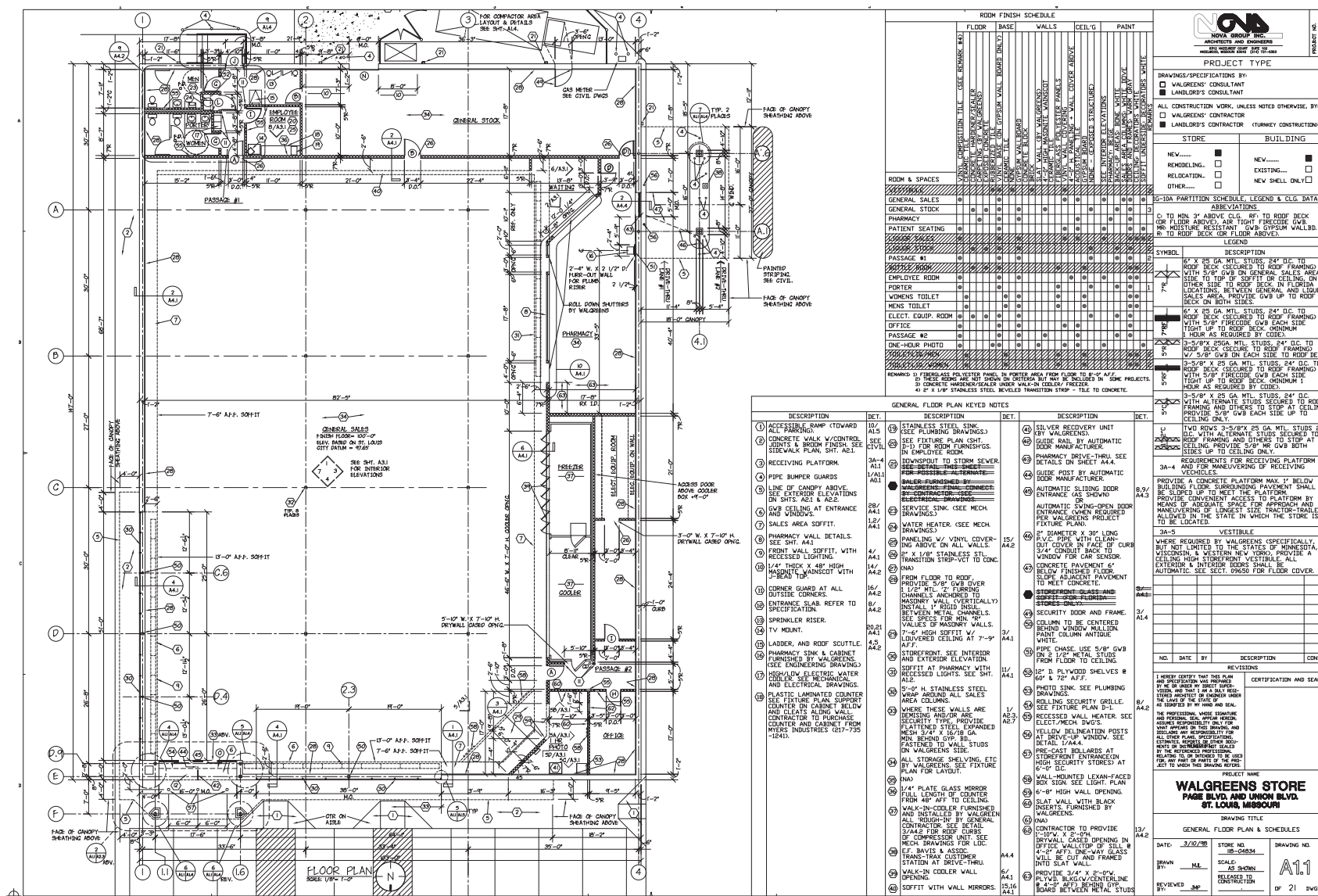
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## ZOOM AERIAL

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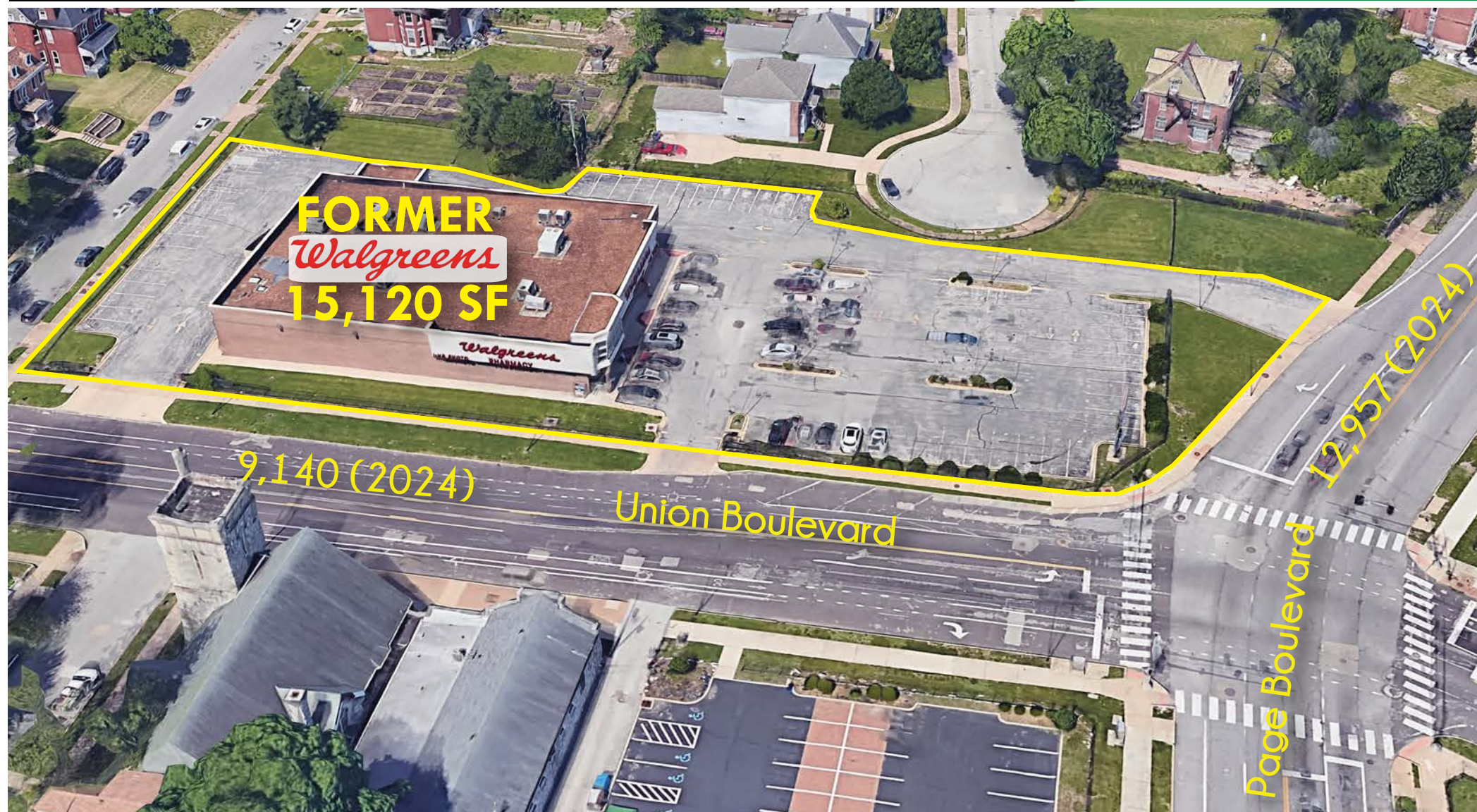
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## AERIAL

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