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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

**XTEAM**  
RETAIL ADVISORS

# 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

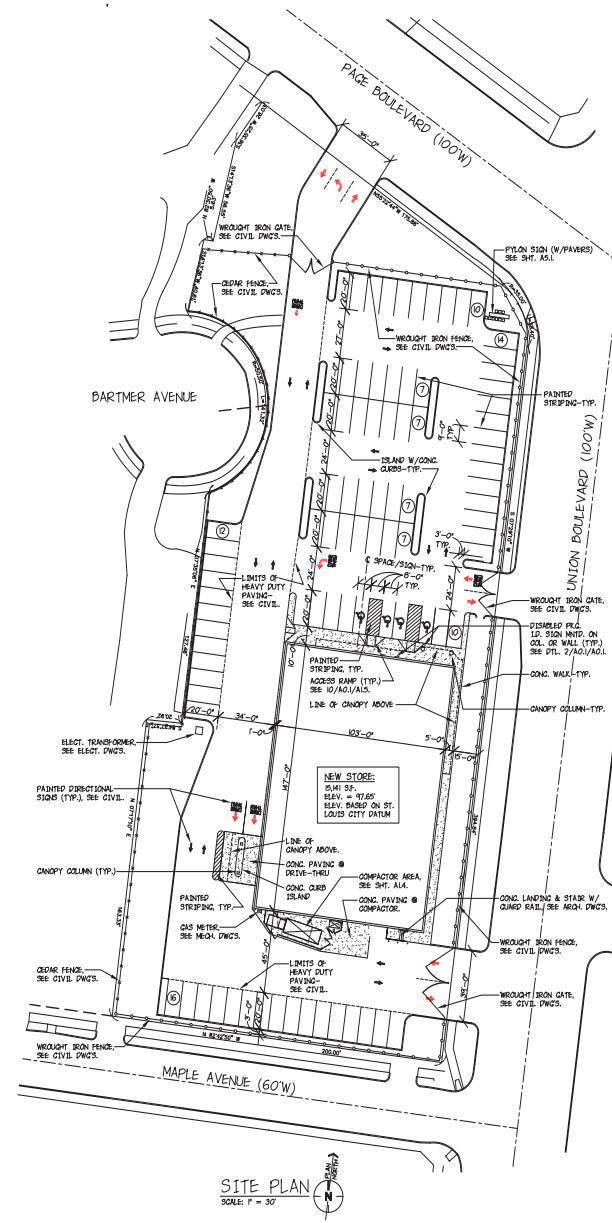
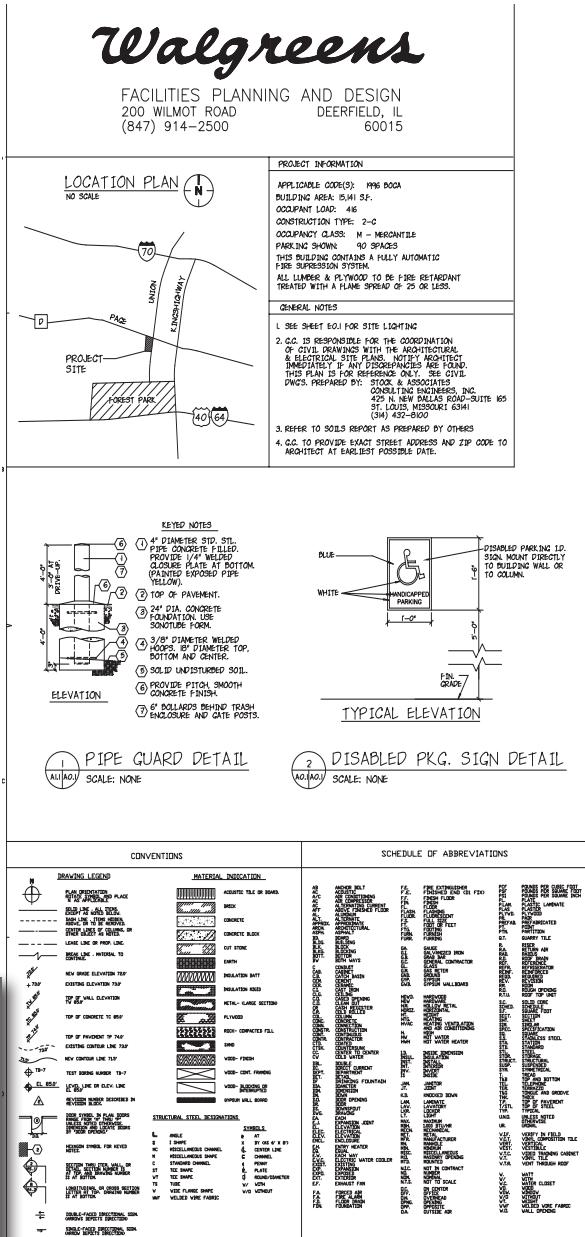
# POPULATION ANALYSIS

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

## VIEW & DOWNLOAD:

# DEMO REPORT

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



# 1225 UNION BOULEVARD

# FLOOR PLAN

## PLEASE CONTACT

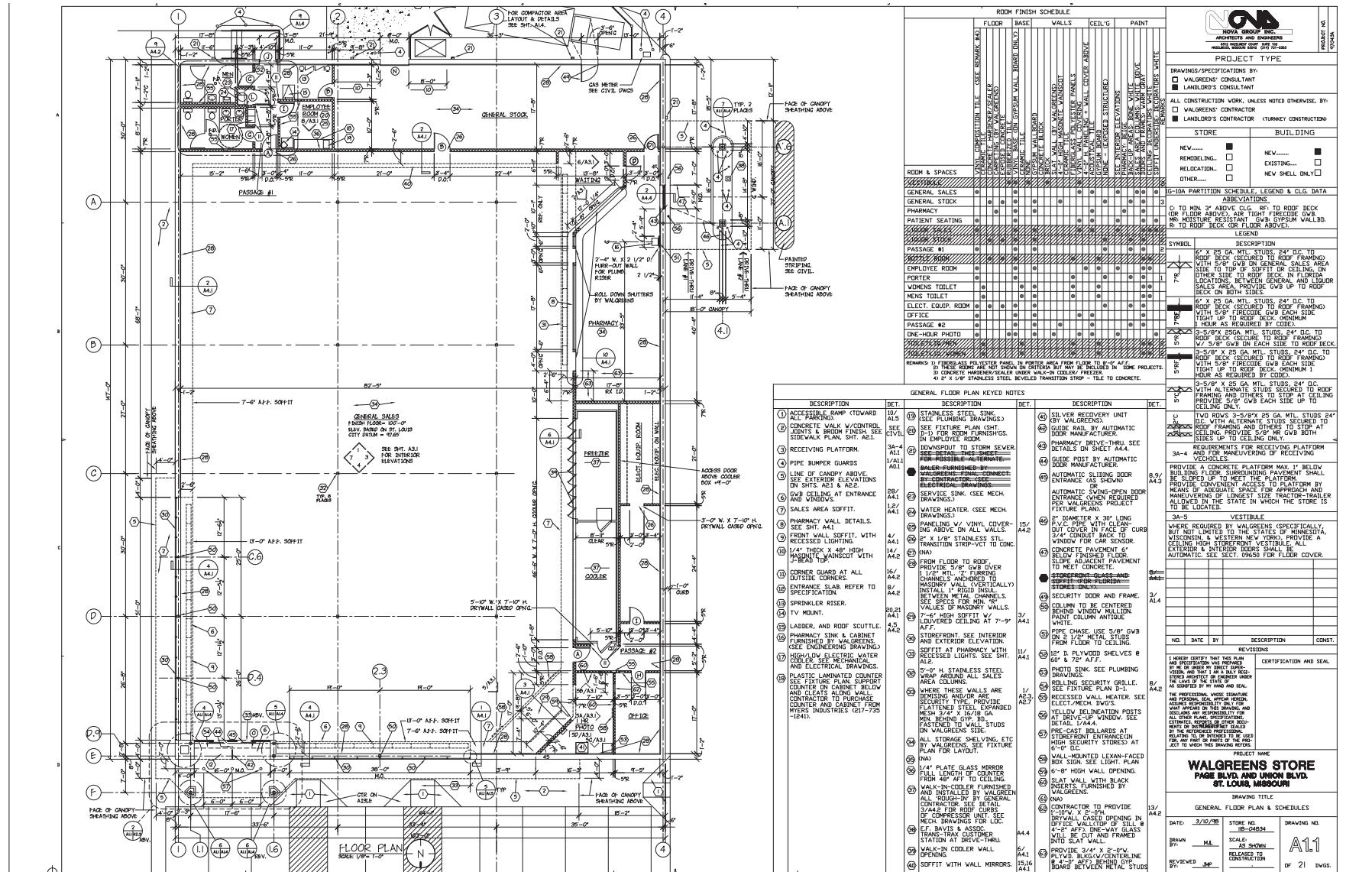
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# 1225 UNION BOULEVARD

ZOOM AERIAL

PLEASE CONTACT:

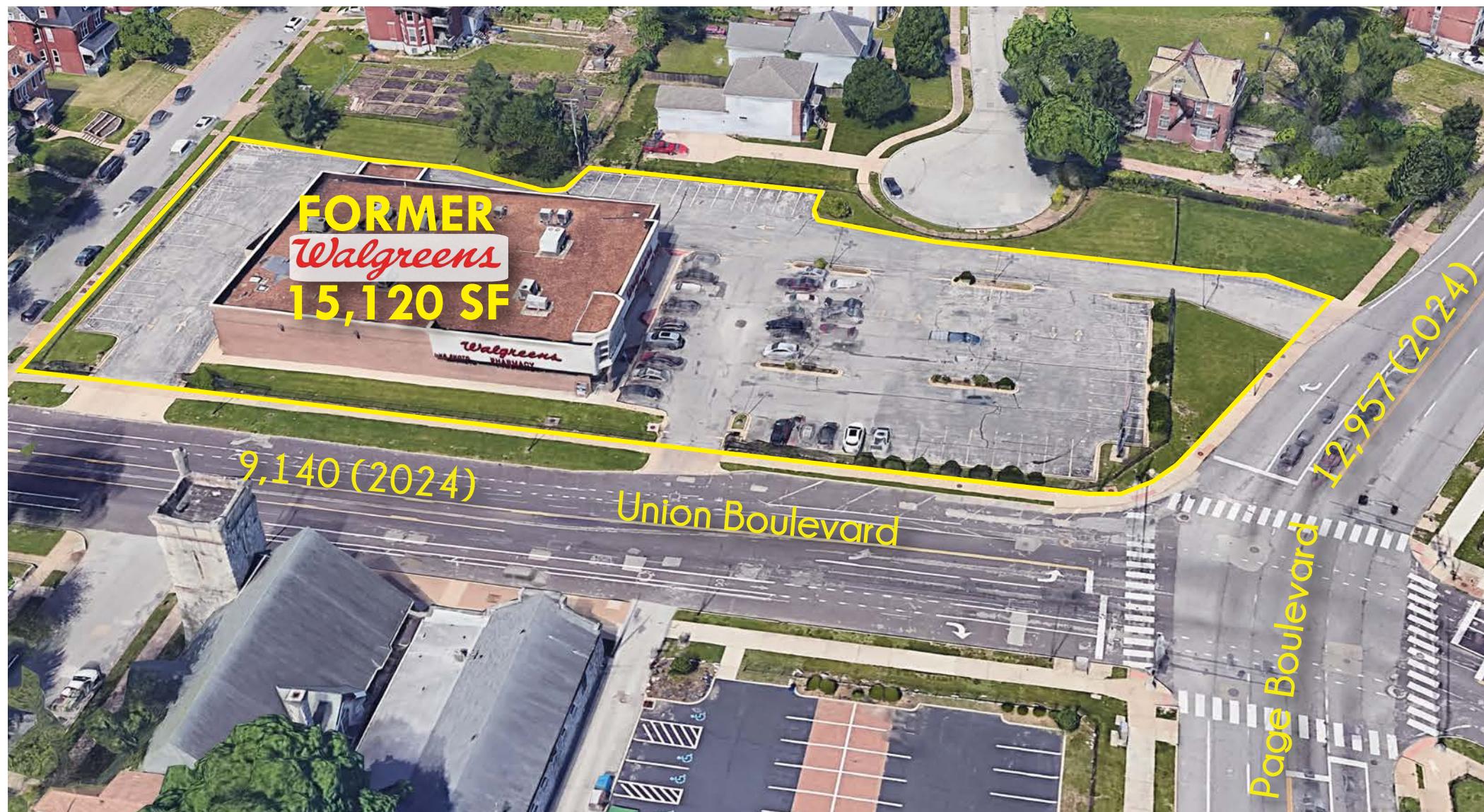
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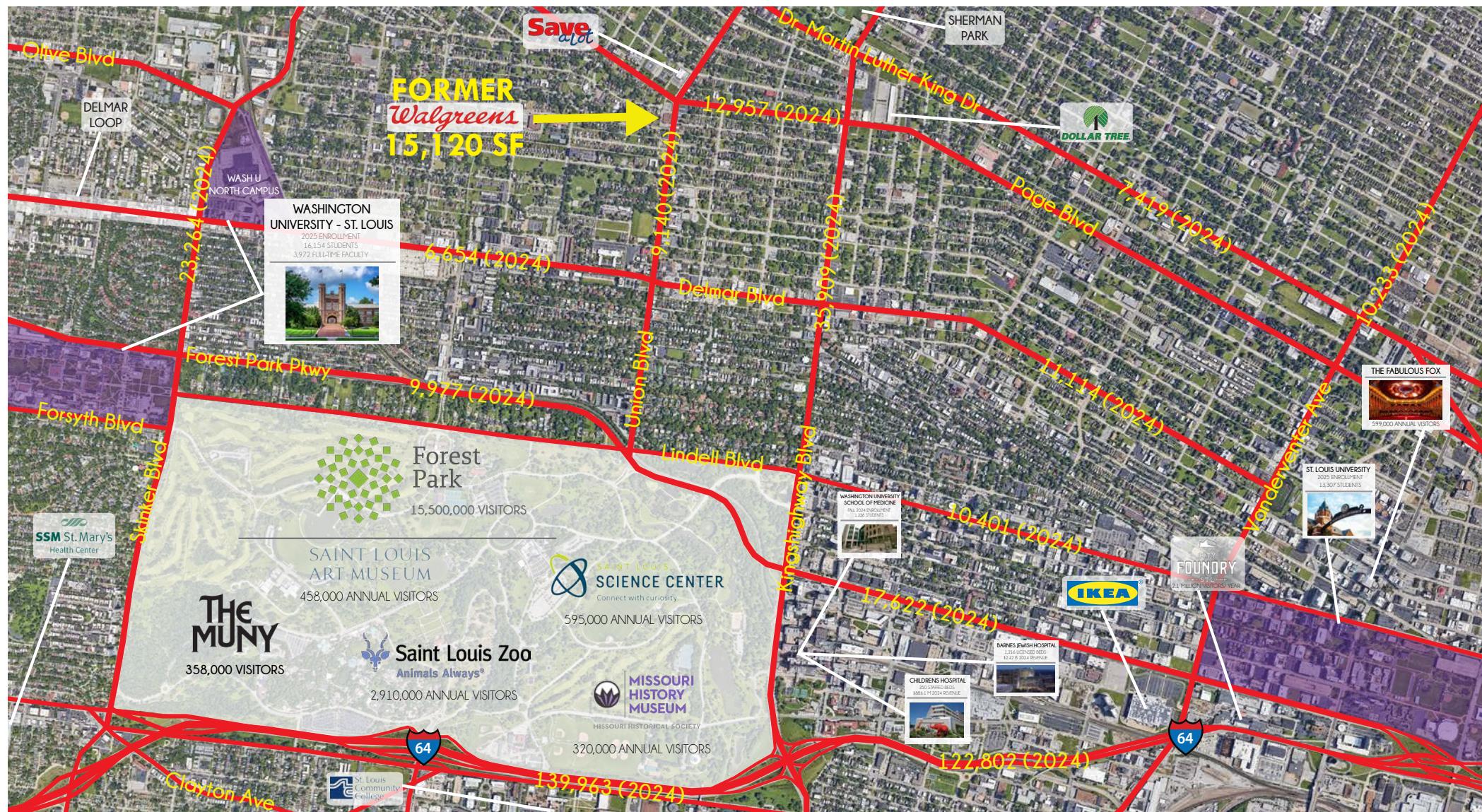
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## AERIAL



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