



AVAILABLE FOR
SUBLEASE, LEASE
OR PURCHASE!



STORE OPEN 8-10
FEDEX PICK UP &
DELIVERY

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

1225 UNION BOULEVARD

ST. LOUIS, MO 63113

15,120 SF FORMER WALGREENS AVAILABLE ALONG
UNION BOULEVARD AT PAGE BOULEVARD

XTEAM
RETAIL ADVISORS

1225 UNION BOULEVARD

SITE PLAN & DEMOS

PLEASE CONTACT:

L³ 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> 19,106	<u>1 MILE</u> 9,236	<u>1 MILE</u> \$73,612
<u>3 MILES</u> 130,485	<u>3 MILES</u> 59,133	<u>3 MILES</u> \$88,053
<u>5 MILES</u> 326,100	<u>5 MILES</u> 152,953	<u>5 MILES</u> \$92,968

VIEW & DOWNLOAD:

DEMO REPORT



SUBLEASE

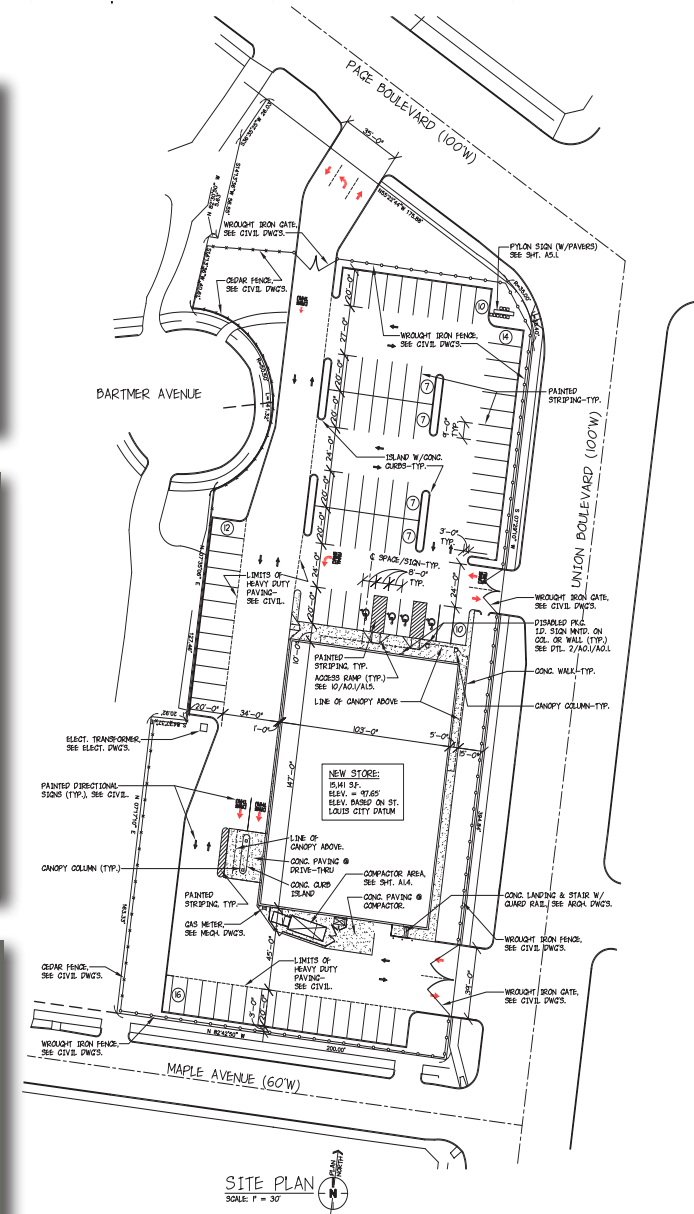
- SUBLEASE TERM THROUGH: 1/31/2029
- SUBLEASE RATE IS: \$9.50 PSF NNN

DIRECT LEASE

- DIRECT LEASE WITH FEE OWNER
- ASKING: \$12.00 NNN
- 2025 PROPERTY TAX: \$2.47 PSF

PURCHASE

- ASKING PRICE IS \$3,100,000.00 OR \$205.00 PSF OF BUILDING AREA



FLOOR PLAN

PLEASE CONTACT:

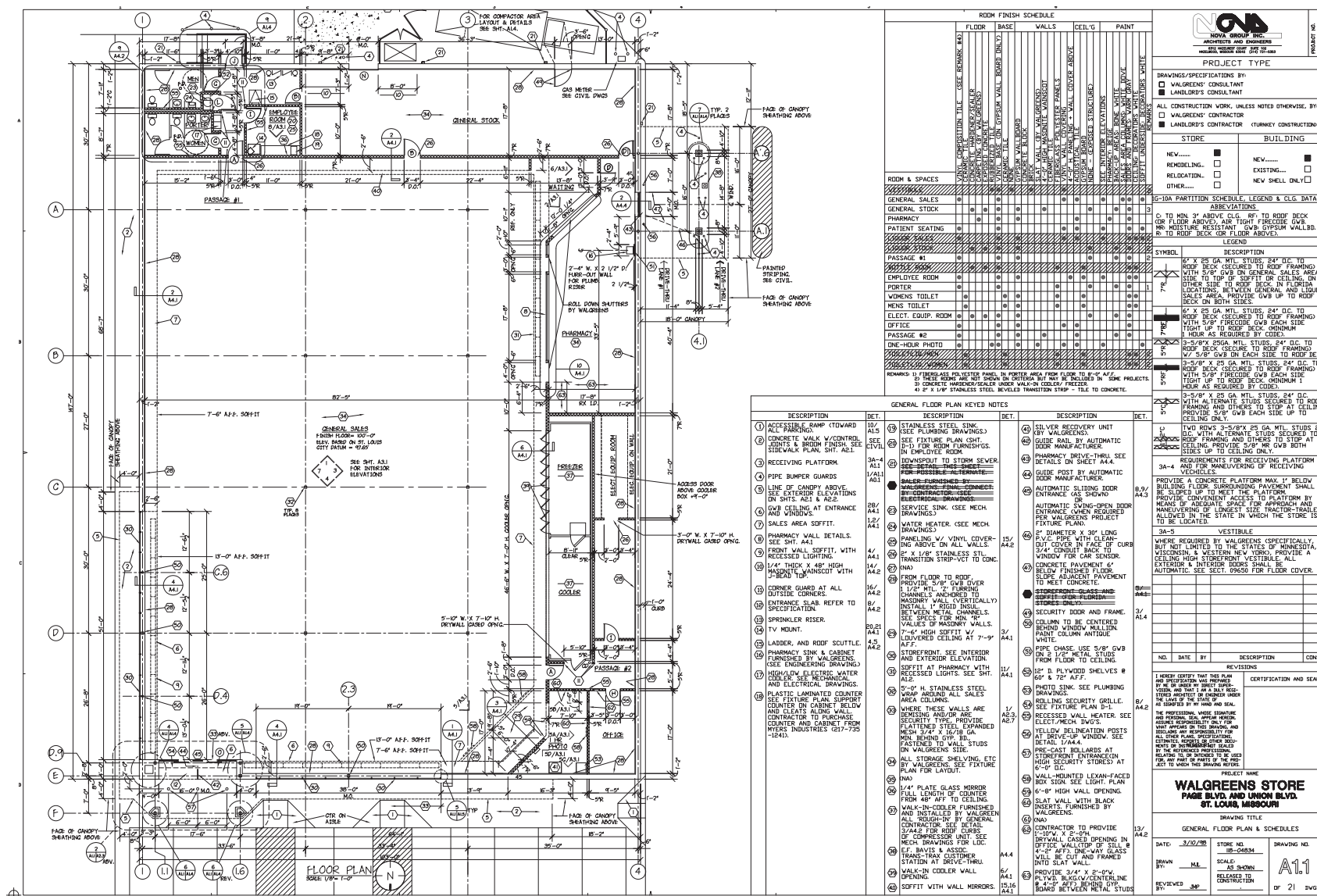
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ZOOM AERIAL

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FORMER
Walgreens
15,120 SF

10,641 (2025)

Union Boulevard

13,453 (2025)
Page Boulevard

1225 UNION BOULEVARD

AERIAL

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