



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

XTEAM
RETAIL ADVISORS

3631 GRAVOIS AVENUE

ST. LOUIS, MO 63116

15,120 SF FORMER WALGREENS
AVAILABLE FOR SUBLEASE ALONG GRAVOIS AVENUE
SUBLEASE THROUGH 7/31/2028

3631 GRAVOIS AVENUE

SITE PLAN & DEMOS

PLEASE CONTACT:

L³ CORPORATION




JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET

POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
		
<u>1 MILE</u> 32,265	<u>1 MILE</u> 13,164	<u>1 MILE</u> \$62,400
<u>3 MILES</u> 152,341	<u>3 MILES</u> 68,748	<u>3 MILES</u> \$73,731
<u>5 MILES</u> 313,351	<u>5 MILES</u> 143,722	<u>5 MILES</u> \$74,927

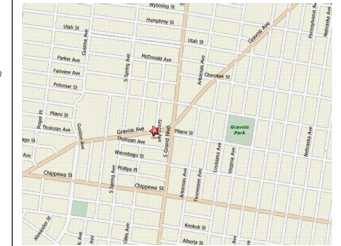
VIEW & DOWNLOAD:

DEMO REPORT

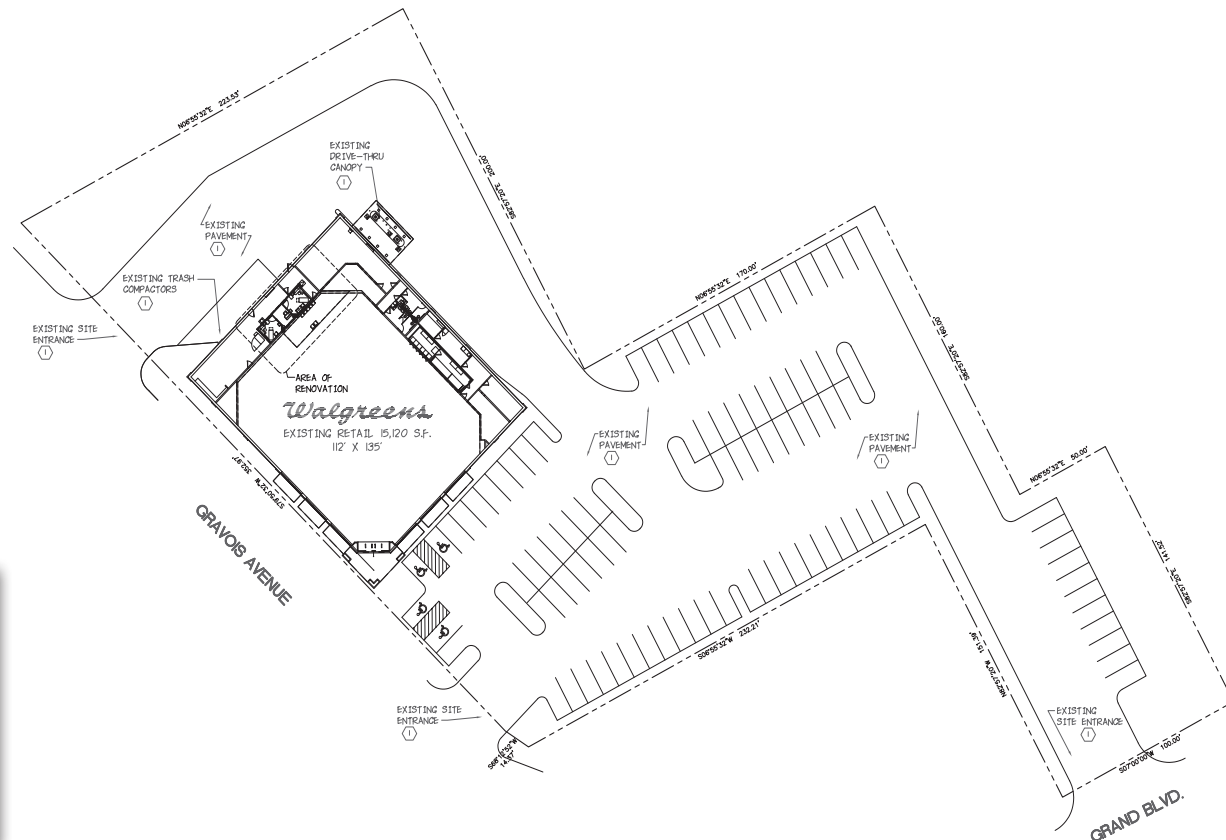
- FIRM LEASE TERM THROUGH 7/31/2028
- SUBLEASE RATE IS \$11.00 PSF
- 152,341 POPULATION WITHIN 3 MILES



INTERIOR REMODEL
3631 GRAVOIS
ST. LOUIS, MISSOURI
 STORE #07144



LOCATION PLAN
SCALE: N.T.S.

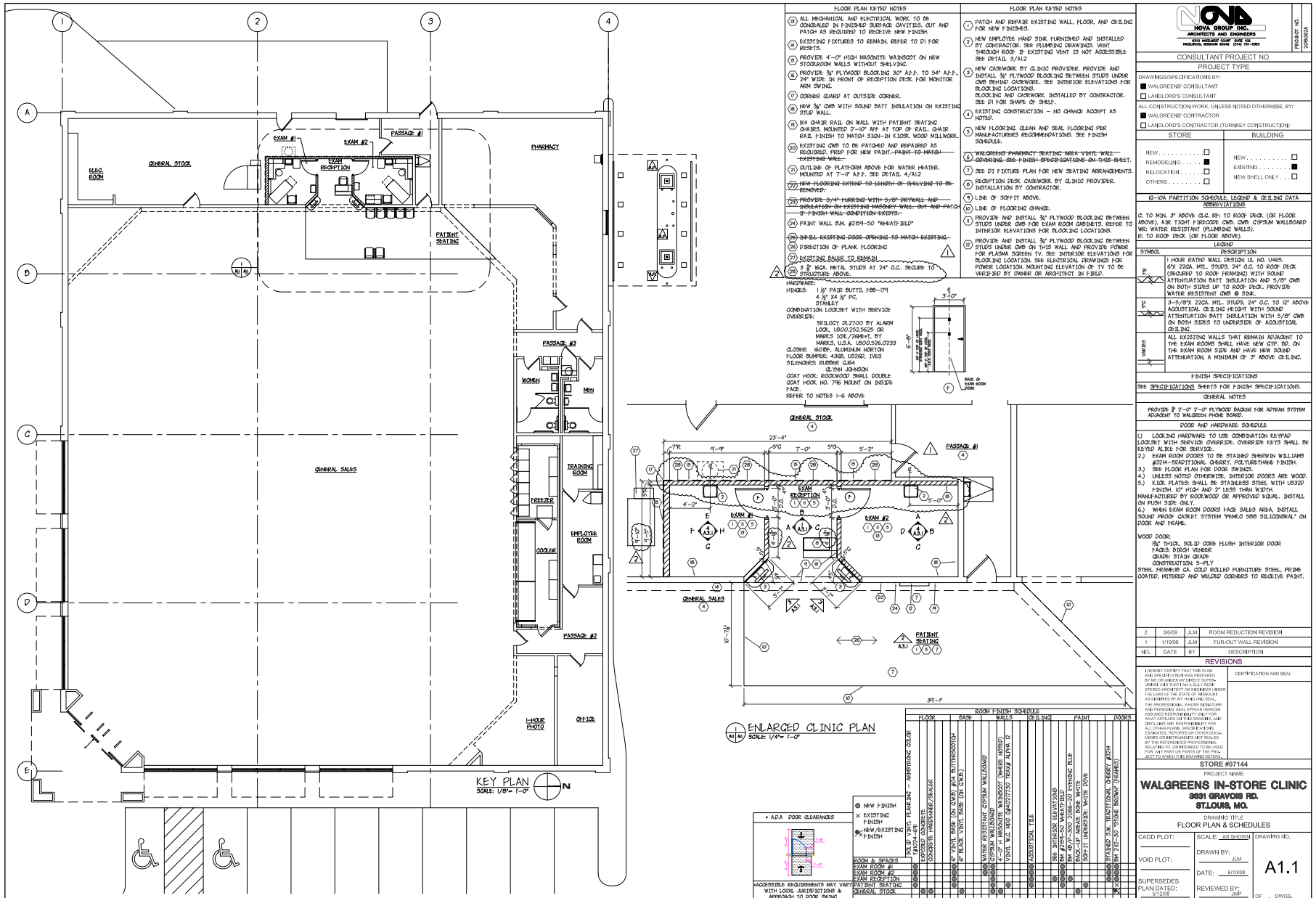


The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates 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.

3631 GRAVOIS AVENUE

FLOOR PLAN

PLEASE CONTACT: **L³ CORPORATION**
JOHN NOTTER
 314.282.9825 (DIRECT)
 314.650.3600 (MOBILE)
 JOHN@L3CORP.NET



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.

3631 GRAVOIS AVENUE

ZOOM AERIAL

PLEASE CONTACT:

L³ CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET



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.

3631 GRAVOIS AVENUE

AERIAL

PLEASE CONTACT:

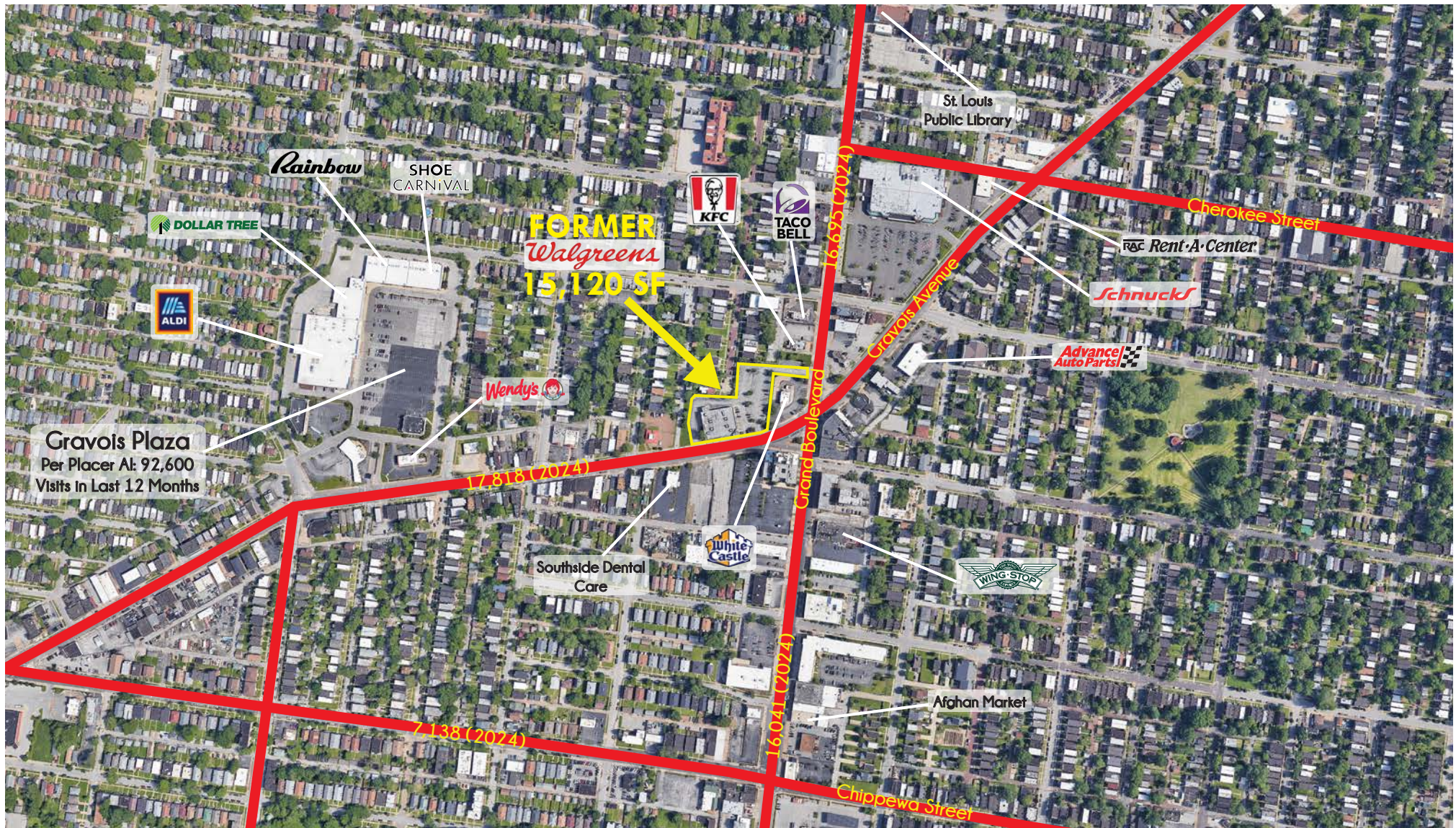
L³ CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET



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.