



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:

L<sup>3</sup> CORPORATION




JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JNOTTER@L3CORPORATION.COM

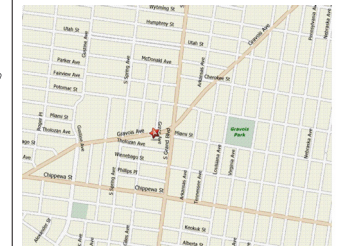
## POPULATION ANALYSIS

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

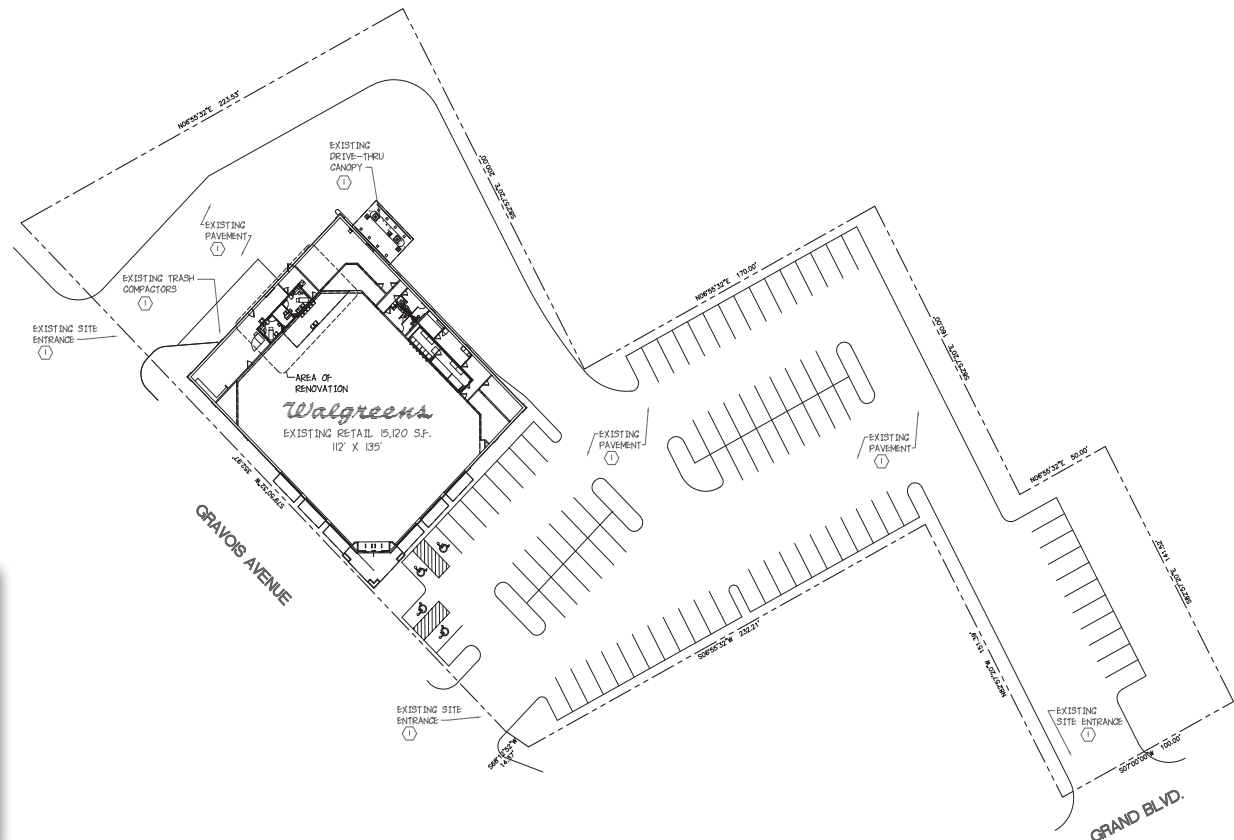
## VIEW & DOWNLOAD:

## DEMO REPORT

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



LOCATION PLAN  
SCALE: N.T.S.





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## FLOOR PLAN

PLEASE CONTACT:

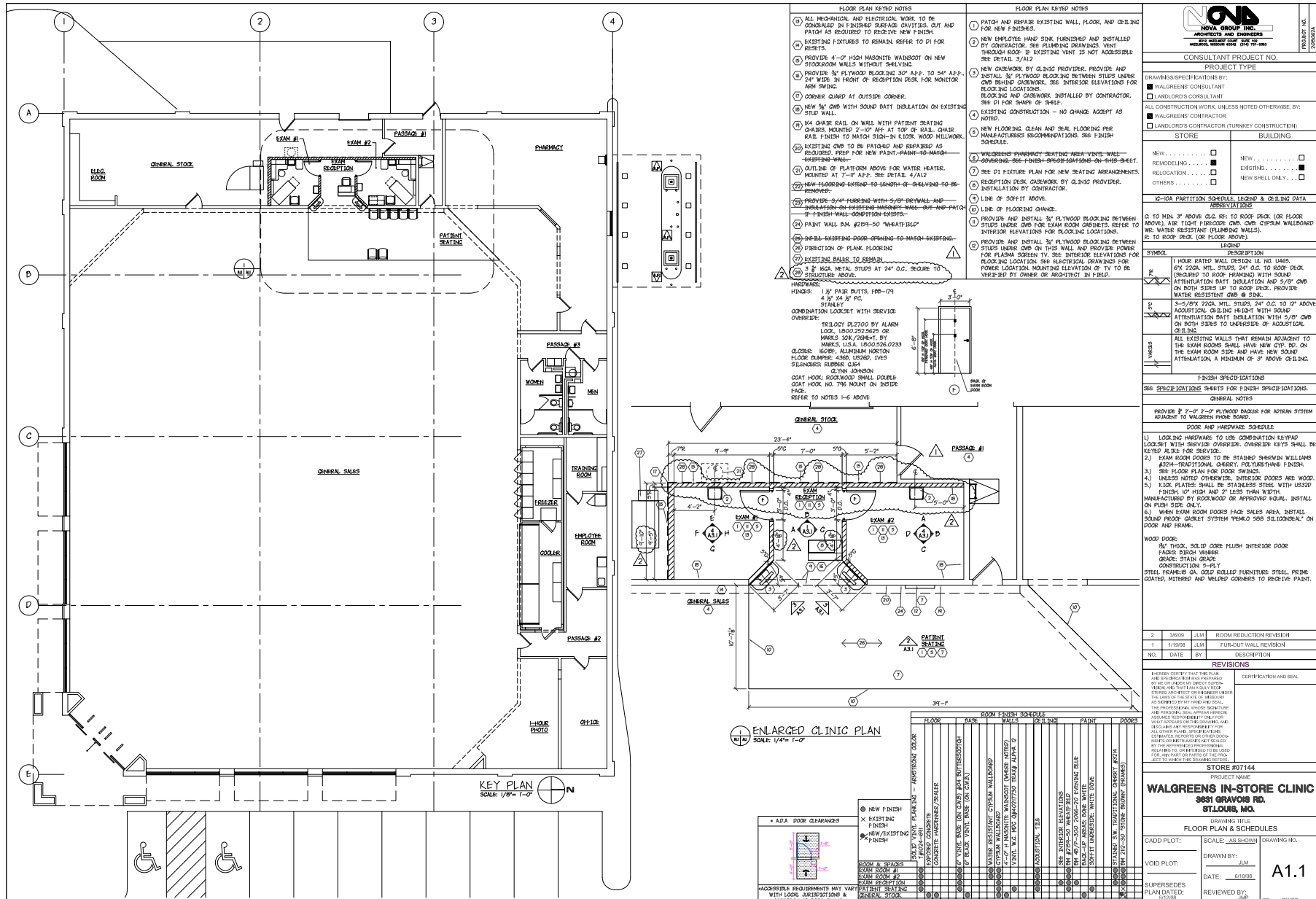
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## ZOOM AERIAL

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## AERIAL

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