

L3.



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

3631 GRAVOIS AVENUE

ST. LOUIS, MO 63116

15,120 SF FORMER WALGREENS

AVAILABLE FOR SUBLEASE ALONG GRAVOIS AVENUE
SUBLEASE THROUGH 7/31/2028

XTEAM
RETAIL ADVISORS

3631 GRAVOIS AVENUE

SITE PLAN & DEMOS

PLEASE CONTACT:

L³ CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JNOTTER@L3CORPORATION.COM

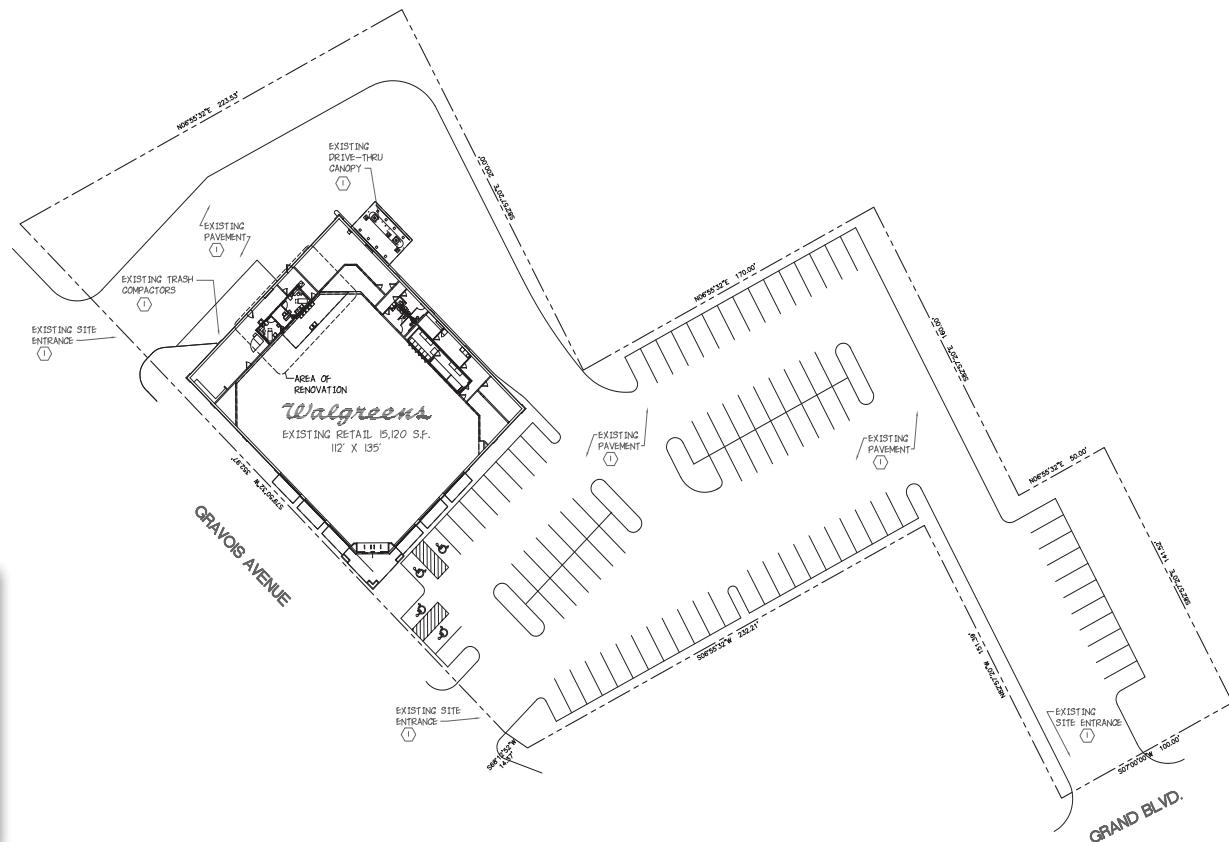
POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
<u>1 MILE</u> 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



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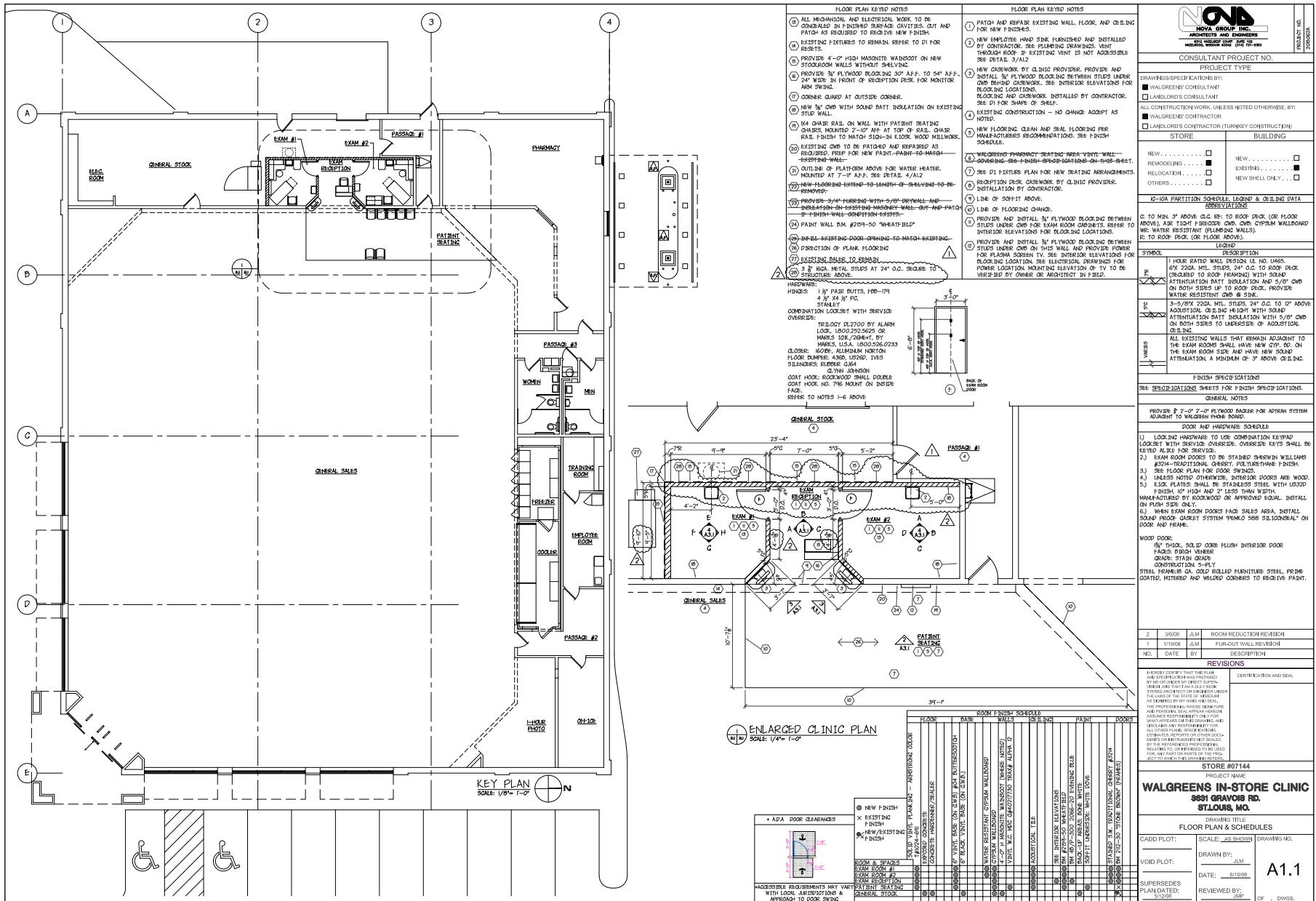
FLOOR PLAN

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ZOOM AERIAL

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AERIAL

