



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

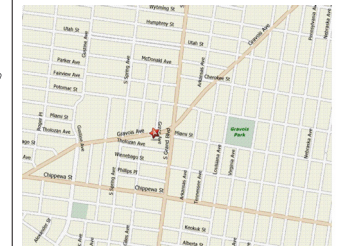
POPULATION ANALYSIS

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

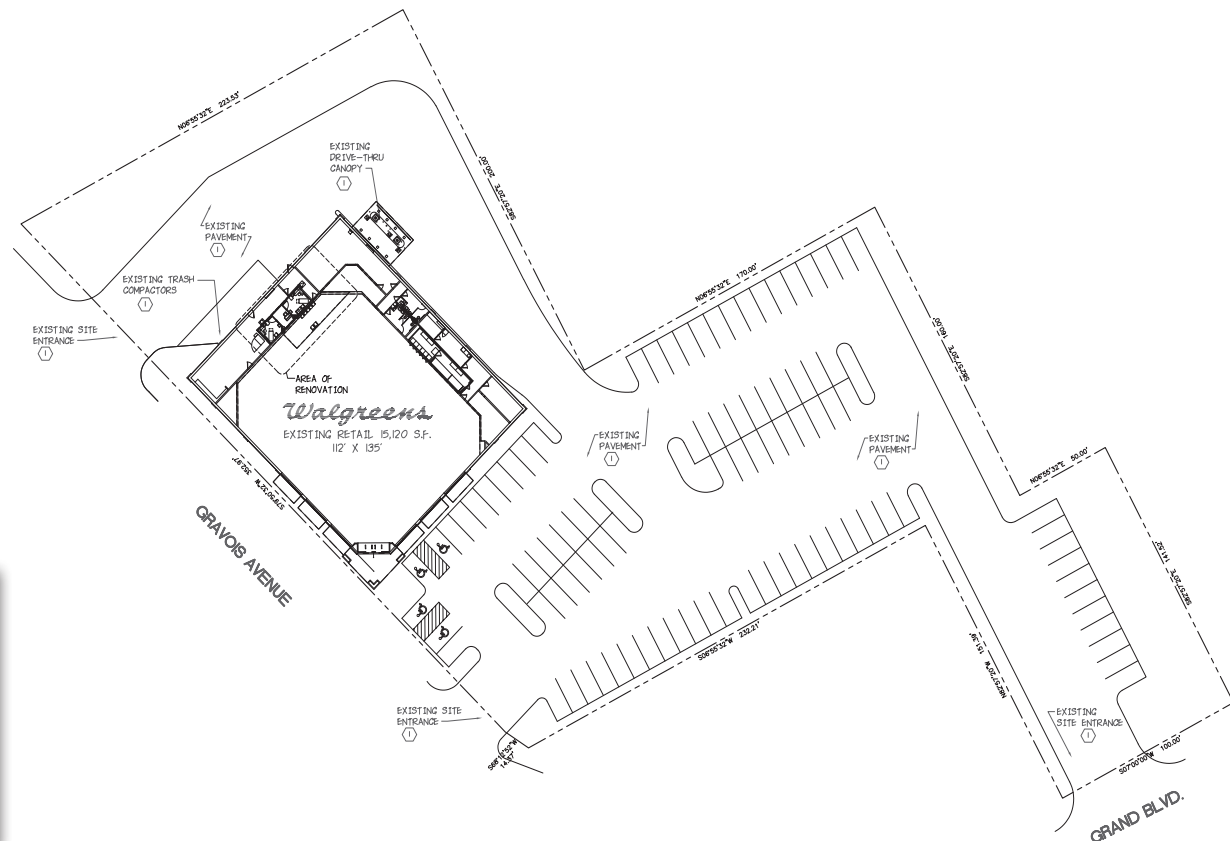
VIEW & DOWNLOAD:

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.



3631 GRAVOIS AVENUE

FLOOR PLAN

PLEASE CONTACT:

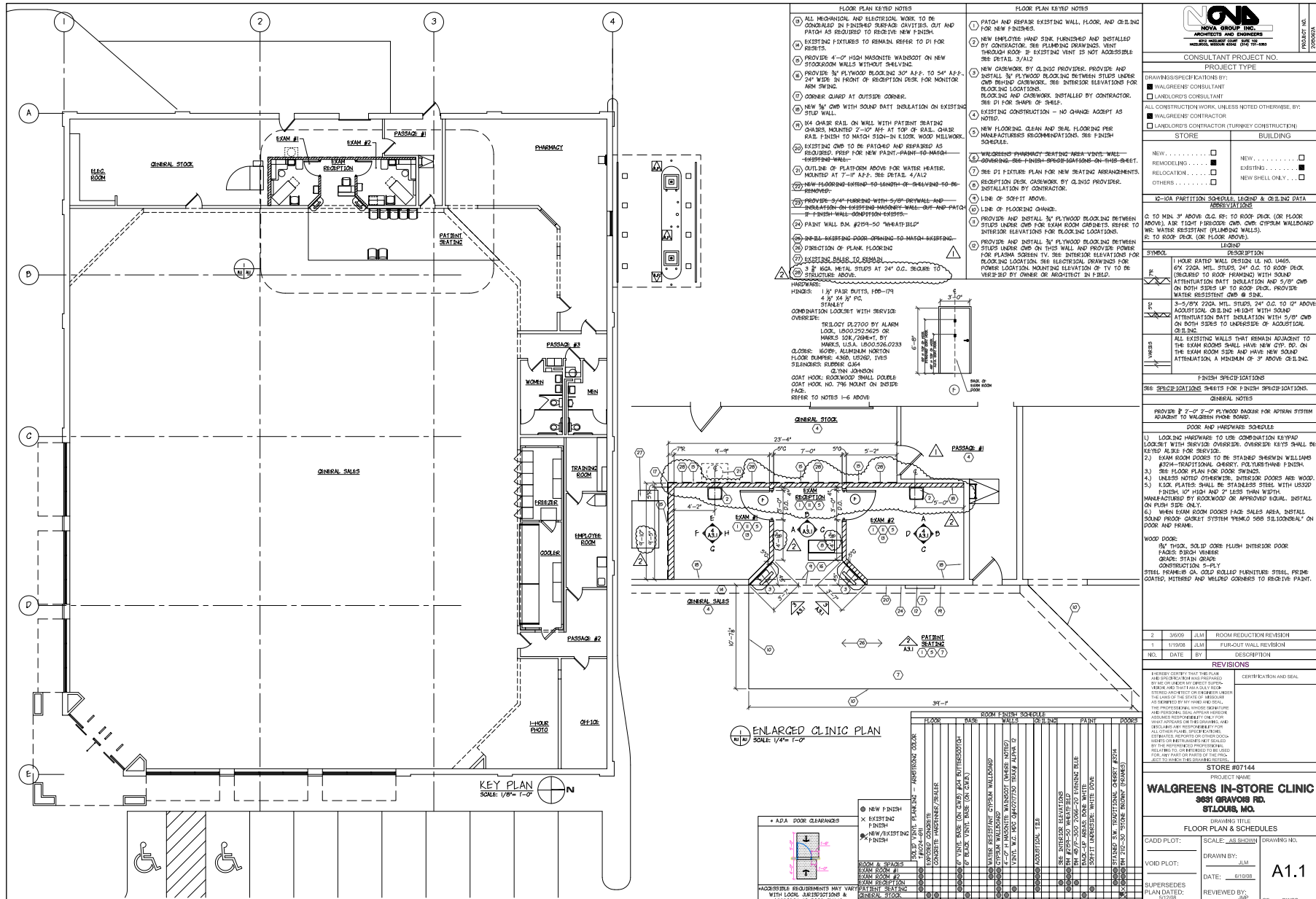
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ZOOM AERIAL

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3631 GRAVOIS AVENUE

AERIAL

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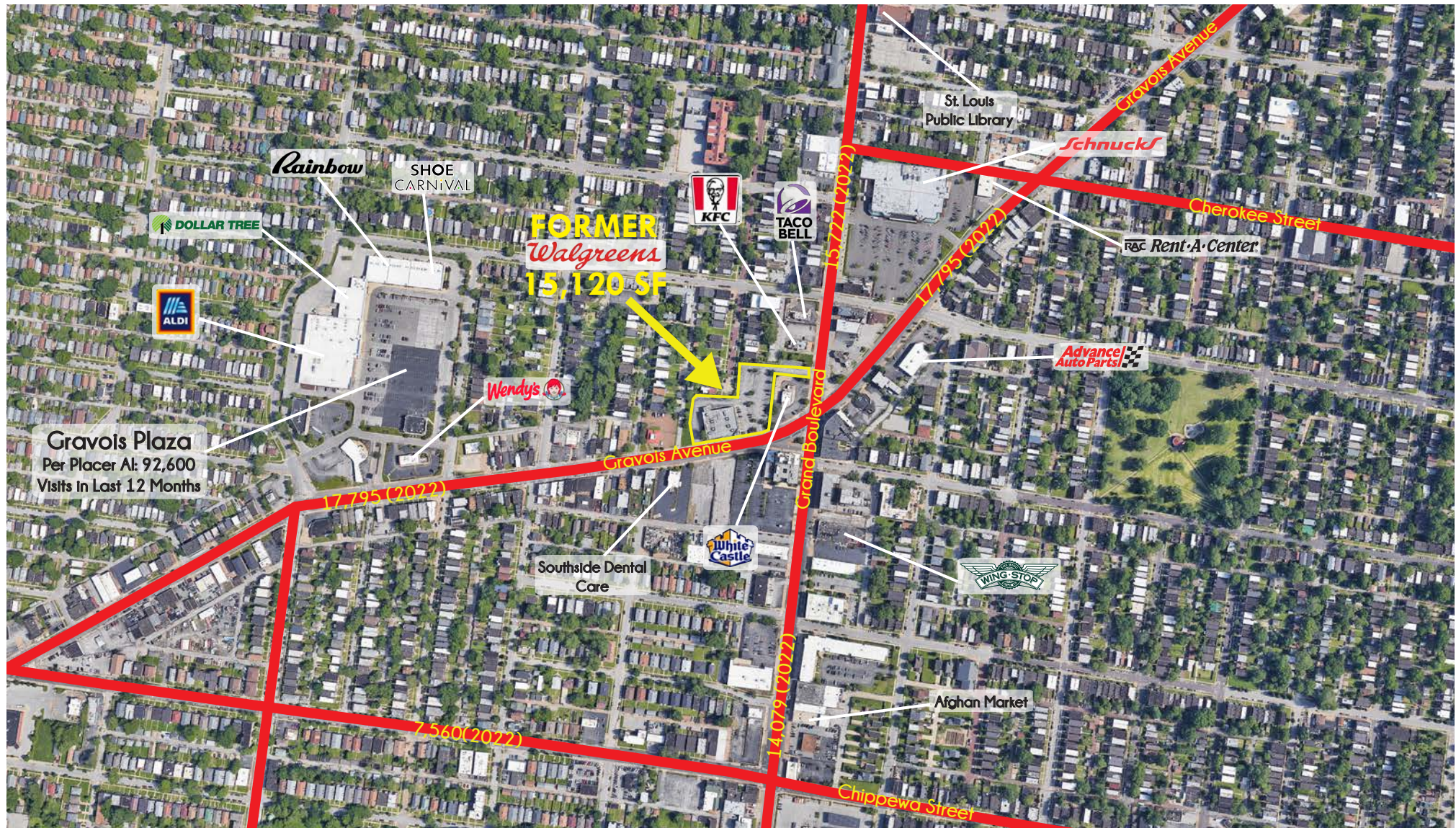
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