



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



PROPERTY IS BEING SUBLEASED AS IS WITH  
NO REPRESENTATIONS OR WARRANTIES

**101 E. MAIN STREET**

WILLOW SPRINGS, MO 65793

2,070 SF FORMER WALGREENS AVAILABLE FOR SUBLEASE THROUGH 9-30-2027

AT THE INTERSECTION OF E. MAIN STREET AND N. CENTER STREET

# 101 E. MAIN STREET

## PHOTOS & DEMOS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET



## POPULATION ANALYSIS

POPULATION		<u>10 MILES</u> 8,495	<u>20 MILES</u> 45,700
HOUSEHOLDS		<u>10 MILES</u> 3,364	<u>20 MILES</u> 18,612
AVG HH INCOME		<u>10 MILES</u> \$49,646	<u>20 MILES</u> \$52,099

VIEW &  
DOWNLOAD:

DEMO REPORT



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.



# 101 E. MAIN STREET

## FLOOR PLAN

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

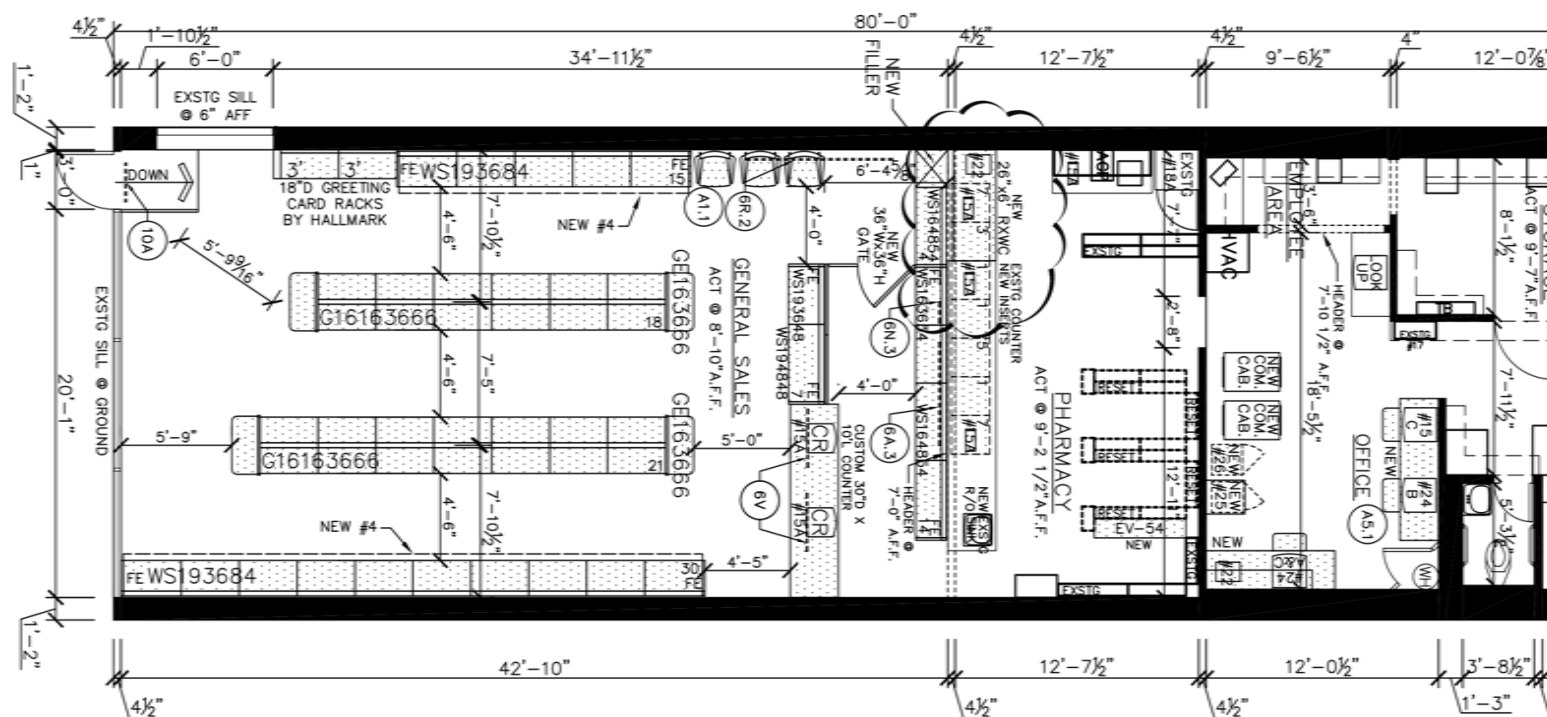
314.650.3600 (MOBILE)

JOHN@L3CORP.NET

### FOR SUBLEASE

AVAILABLE: 2,070 SF

RENT: \$1.00 PSF



- FORMER WALGREENS AVAILABLE FOR SUBLEASE.
- LOCATED ON THE NORTHEAST CORNER OF E MAIN STREET AND N CENTER STREET IN WILLOW SPRINGS, MO.
- FIRM LEASE TERM THROUGH 9/30/2027.
- SUBLEASE ASKING PRICE \$1.00/PSF FOR 2.070 SF BUILDING
- 45,000+ PEOPLE LIVE WITHIN 20 MILES OF THE PROPERTY.



NO.	DATE	BY	DESCRIPTION
A	03.31.14	CDA	ADD EFFICIENT LAYOUT TO STOCKROOM
-	12.20.12	MA	ADD REPLENISHMENT CARTS TO STOCKROOM AND UPDATE TO EXISTING CONDITIONS

#### REVISIONS

FILE NAME:  
15803-D111-02-31MAR14  
DRAWN BY:  
DAPARICC  
DATE: 03.31.2014





# 101 E. MAIN STREET

## ZOOM AERIAL

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET

