ALL OFFERS ARE SUBJECT TO APPROVAL BY WALGREENS' REAL ESTATE COMMITTEE 1-HR PHOTO

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4630 TROOST AVENUE

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KANSAS CITY. MO 64110

13.855 SF FORMER WALGREENS AVAILABLE FOR SUBLEASE INTERSECTION OF TROOST AVE AND EMANUEL CLEAVER II BLVD SUBLEASE THROUGH 3/31/2025

4630 TROOST AVENUE

SITE PLAN

POPULATION ANALYSIS

		AVG HH INCOME
<u>1 MILE</u>	<u>1 MILE</u>	<u>1 MILE</u>
17,021	8,220	\$77,684
<u>3 MILES</u>	<u>3 MILES</u>	<u>3 MILES</u>
120,272	56,164	\$87,576
<u>5 MILES</u>	<u>5 MILES</u>	<u>5 MILES</u>
258,193	116,316	\$82,887

VIEW & DOWNLOAD:

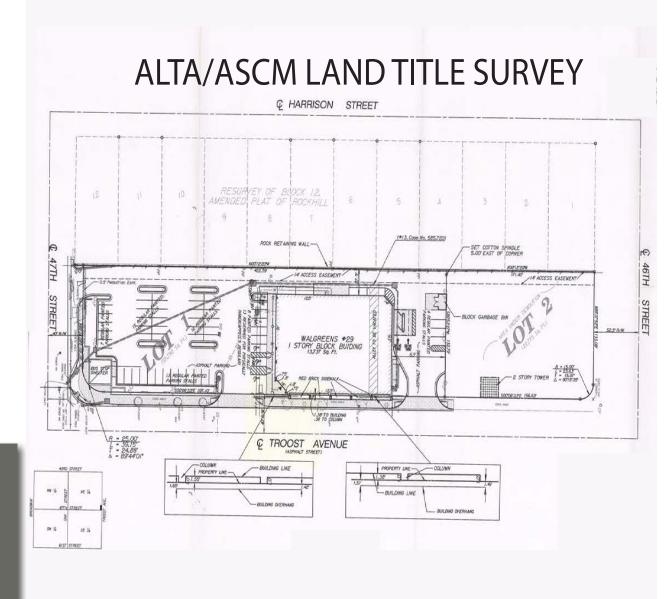
DEMO REPORT

- FIRM LEASE TERM THROUGH 3/31/2025
- SUBLEASE RATE IS \$10.00 PSF
- 120,272 POPULATION
 WITHIN 3 MILES

PLEASE CONTACT:

L³ CORPORATION

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. Th 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

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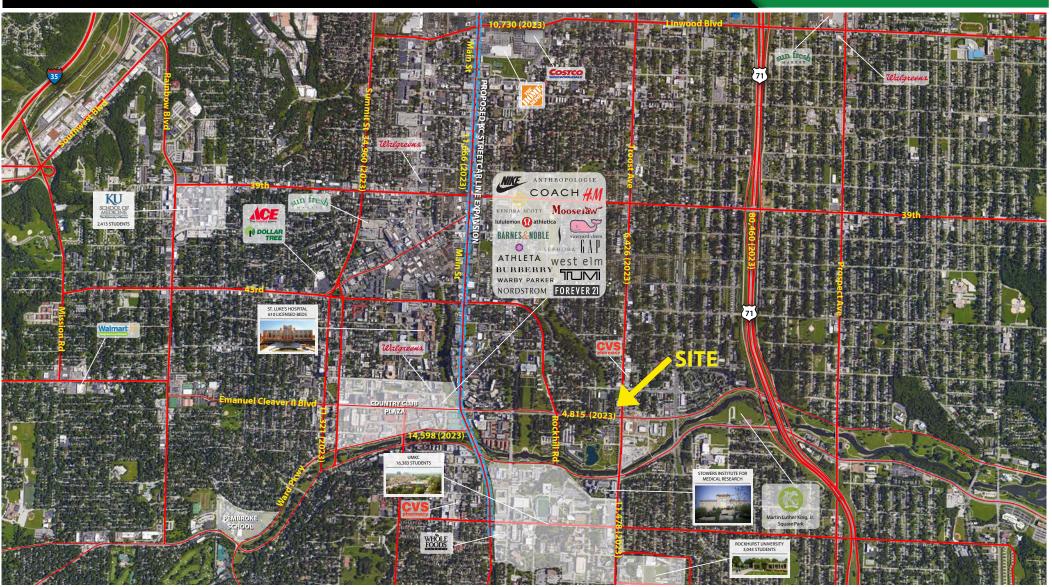
JOHN NOTTER

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AERIAL





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