



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

**4630 TROOST AVENUE**

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

PLEASE CONTACT:

L<sup>3</sup> CORPORATION




JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET

## POPULATION ANALYSIS

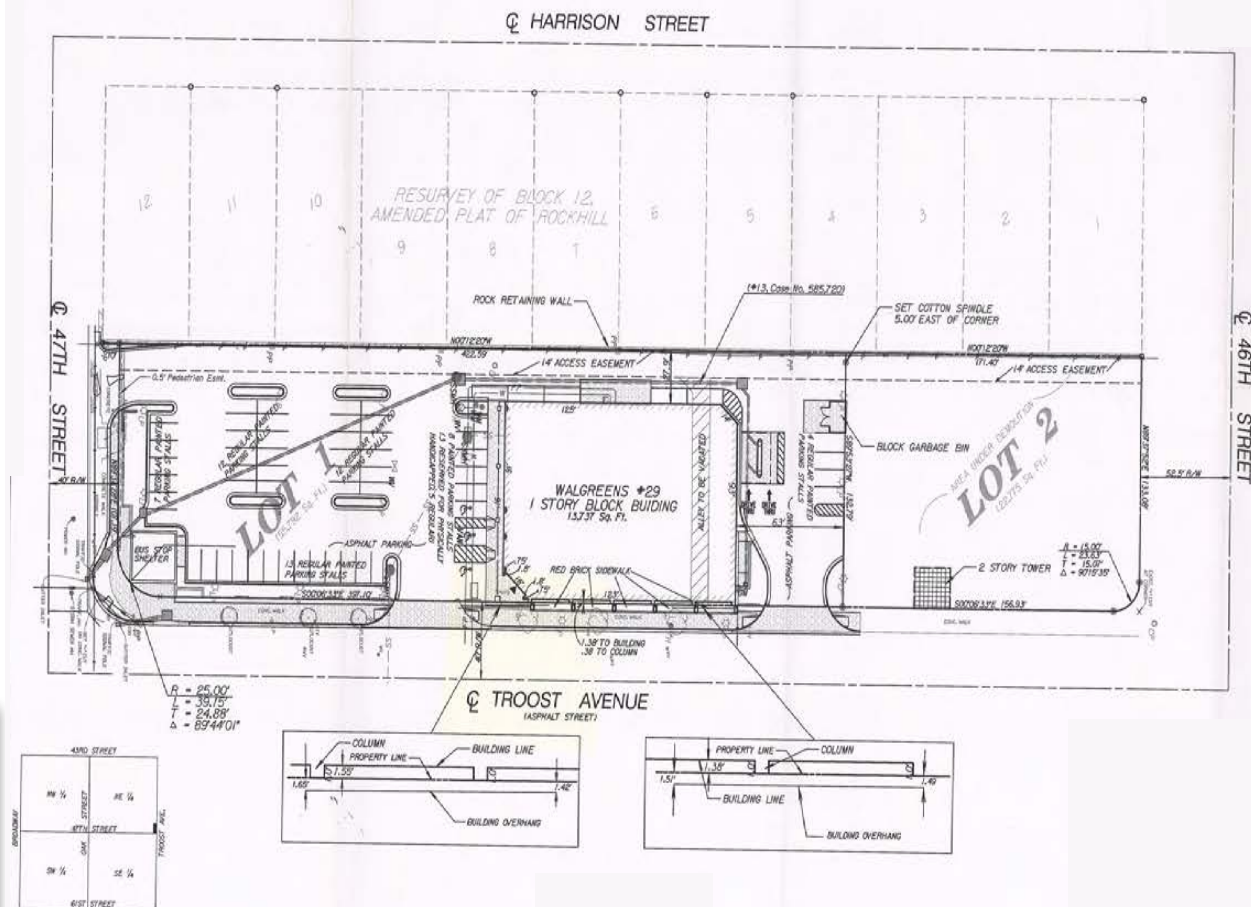
POPULATION	HOUSEHOLDS	AVG HH INCOME
		
<u>1 MILE</u>	<u>1 MILE</u>	<u>1 MILE</u>
17,021	8,220	\$77,684
<u>3 MILES</u>	<u>3 MILES</u>	<u>3 MILES</u>
120,272	56,164	\$87,576
<u>5 MILES</u>	<u>5 MILES</u>	<u>5 MILES</u>
258,193	116,316	\$82,887

## VIEW & DOWNLOAD:

## DEMO REPORT

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

## ALTA/ASCM LAND TITLE SURVEY





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## AERIAL

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