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

XTEAM RETAIL ADVISORS

PROPERTY IS BEING SUBLEASED AS IS WITH NO REPRESENTATIONS OR WARRANTIES

1400 N GRAND BLVD

ST LOUIS, MO 63106

14,820 SF BUILDING - 1.51 ACRE SITE

SUBLEASE AVAILABLE THROUGH 9/30/2032

SUBLEASE RENT $8.75 PSF / MONTHLY RENT $10,806.25

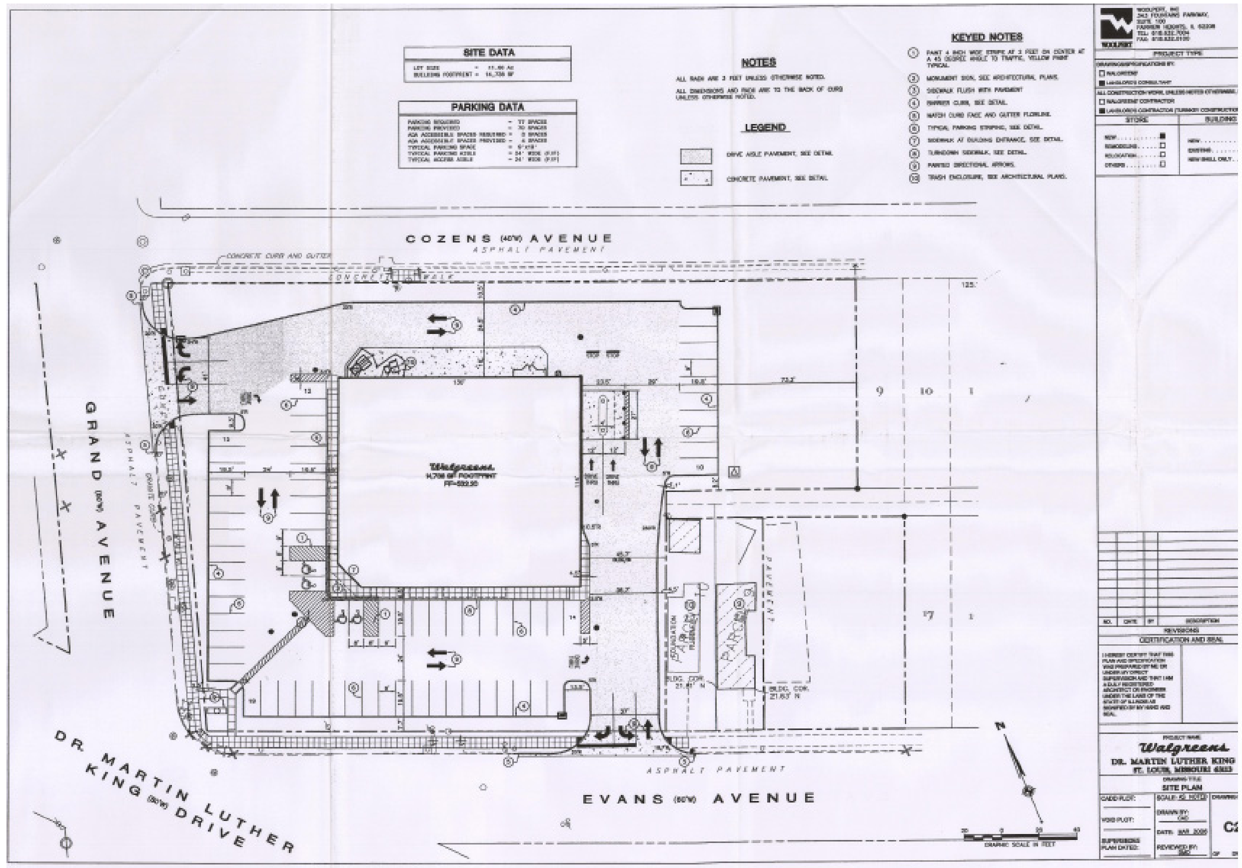
1400 N GRAND BLVD

SITE PLAN

PLEASE CONTACT: L³ CORPORATION
JOHN NOTTER
314.282.9825 (DIRECT)
314.650.3600 (MOBILE)
JOHN@L3CORP.NET

POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
1 MILE	1 MILE	1 MILE
13,567	6,070	$48,167
3 MILES	3 MILES	3 MILES
118,694	58,119	$71,534
5 MILES	5 MILES	5 MILES
270,036	126,329	$70,416



VIEW & DOWNLOAD:

DEMO REPORT

- .97 MILES FROM NEW NGA CAMPUS
- .30 MILES FROM MILLER CAREER ACADEMY
- SUBLEASE THROUGH 9/30/2032
- CHASE BANK & SAVE A LOT ACROSS THE STREET

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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AERIAL

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L3 Commercial Real Estate

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