

L3.



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APPROVAL BY  
WALGREENS' REAL  
ESTATE COMMITTEE



PROPERTY IS BEING SUBLICENSED 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

### 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

PLEASE CONTACT:

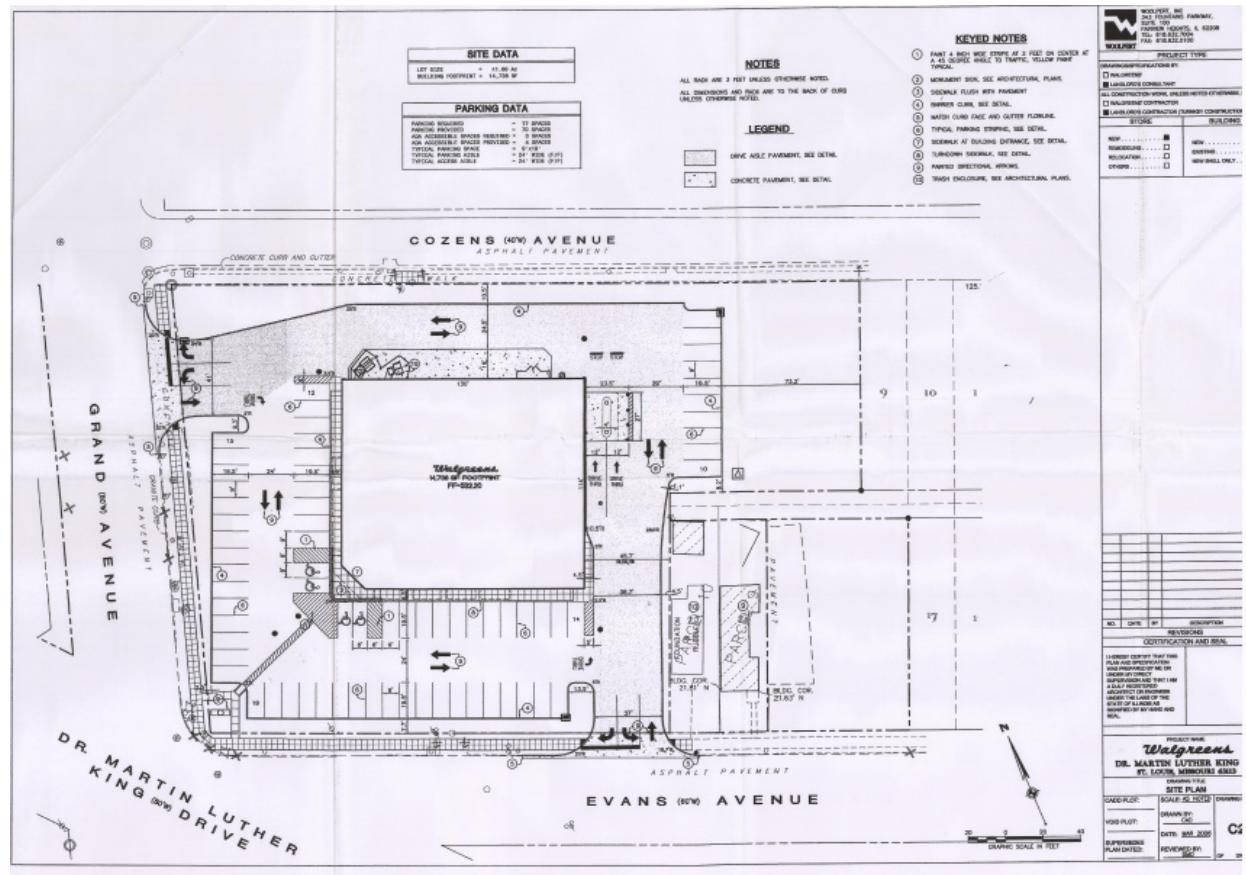
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