



NEW PRICE!
LEASE RATE: \$9.50/SF NNN
SALE PRICE: \$2,200,000.00 (\$123.74/SF)



Walgreens

Humana Medicare Advantage plans
accepted by Dedicated Senior Medical Center
Dedicated to you
Humana

XTEAM
RETAIL ADVISORS

PROPERTY IS BEING SOLD OR LEASED
AS IS WITH NO REPRESENTATIONS
OR WARRANTIES

4120 S BROADWAY
ST. LOUIS, MO 63118
17,780 SF FORMER WALGREENS, 2.16 ACRE SITE
WALGREENS LEASE TERMINATES 9/30/2026

4120 S BROADWAY

DEMOS & PHOTOS

PLEASE CONTACT:

L³ CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JNOTTER@L3CORPORATION.COM

POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
		
<u>1 MILE</u> 17,493	<u>1 MILE</u> 7,372	<u>1 MILE</u> \$47,609
<u>3 MILES</u> 122,567	<u>3 MILES</u> 57,121	<u>3 MILES</u> \$68,963
<u>5 MILES</u> 261,840	<u>5 MILES</u> 124,938	<u>5 MILES</u> \$72,007

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.

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AERIAL

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