



FOR SUBLEASE

Former Walgreens

101 E Main Street | Willow Springs, MO 65703



Former Walgreens

101 E Main Street | Willow Springs, MO



FOR SUBLEASE

2,070 SF

Available Size

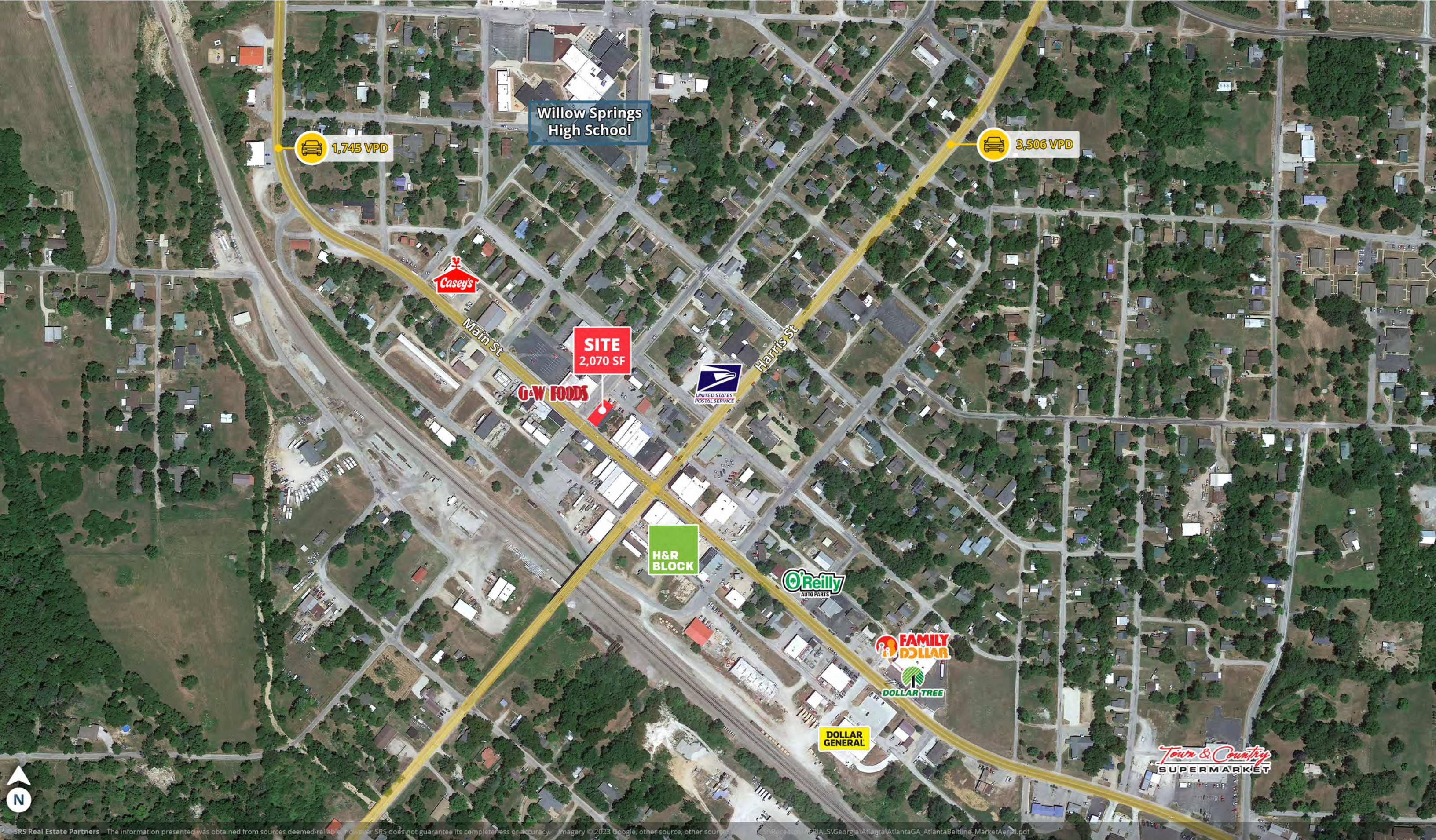
\$1.00/PSF

Rent

ABOUT THE PROPERTY

- Former Walgreens available for Sublease
- Located on the northeast corner of E Main Street and N Center Street in Willow Springs, MO
- Firm Lease Term through 9/30/2027
- Sublease asking price \$1.00/PSF for 2,070 SF building
- 45,000+ people live within 20 miles of the property
- All offers subject to approval by Walgreens Real Estate Committee





Willow Springs
High School

1,745 VPD

3,506 VPD

Casey's

Main St

SITE
2,070 SF

G-W FOODS

UNITED STATES
POSTAL SERVICE

Harris St

H&R
BLOCK

O'Reilly
AUTO PARTS

FAMILY
DOLLAR

DOLLAR TREE

DOLLAR
GENERAL

Town & Country
SUPERMARKET



Demographics

101 E Main Street | Willow Springs, MO 65793



DEMOGRAPHIC HIGHLIGHTS

20 MILE

8,050	7,294	\$62,783	3,209
Population	Total Daytime Population	Average Household Income	Total Households

30 MILE

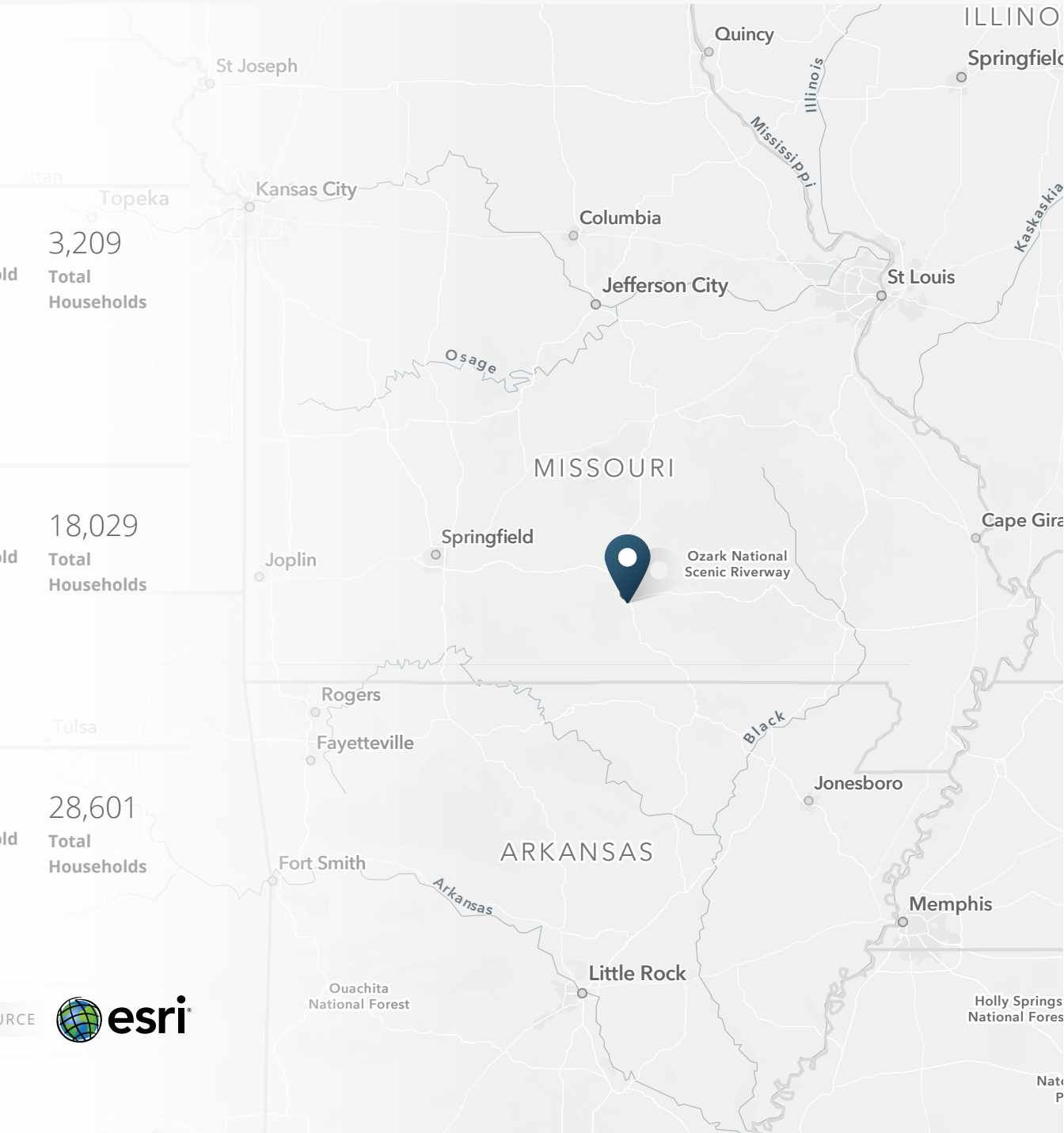
43,776	47,163	\$60,681	18,029
Population	Total Daytime Population	Average Household Income	Total Households

40 MILE

69,307	69,295	\$59,946	28,601
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A license holder can represent a party in a real estate transaction.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

SRS Real EstatePartners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner an buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Macon Blount McColm	687342	macon.mccolm@srsre.com	210.573.5222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
----------------	-----------------	-----------------	-------------------	------



SRS Real Estate Partners
8144 Walnut Hill Lane, Suite 1200
Dallas, TX 75231
214.560.3200

Macon McColm
210.573.5222
macon.mccolm@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.