



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



120 E. KARSCH BLVD

FARMINGTON, MO 63640

14,500 SF FORMER WALGREENS PLUS 5,000 SF DETACHED WAREHOUSE
AVAILABLE FOR SUBLEASE ALONG KARSCH BLVD IN FARMINGTON, MO.
INTERSECTION EAST KARSCH BLVD AND WASHINGTON ST.

120 E. KARSCH BLVD

SITE PLAN

PLEASE CONTACT:

L³ CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET



POPULATION ANALYSIS

| | | | |
|---------------|---|-----------------------------|-----------------------------|
| POPULATION |  | <u>10 MILES</u> 48,426 | <u>20 MILES</u> 101,878 |
| HOUSEHOLDS |  | <u>10 MILES</u> 18,431 | <u>20 MILES</u> 38,256 |
| AVG HH INCOME |  | <u>10 MILES</u> \$56,960 | <u>20 MILES</u> \$56,384 |

VIEW &
DOWNLOAD:

[DEMO REPORT](#)



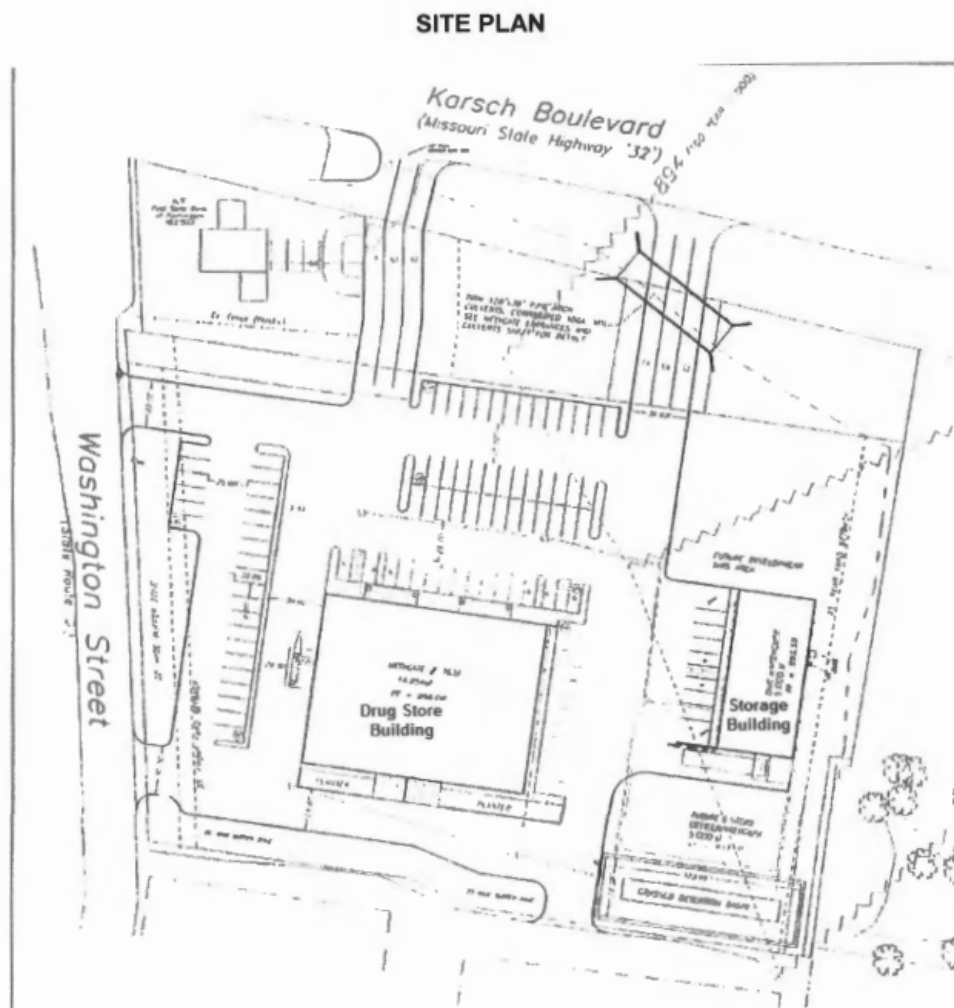
120 E. KARSCH BLVD

SITE PLAN

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

FOR SUBLEASE

AVAILABLE: 14,500 SF
RENT: \$8.00 PSF
TAXES: RE TAXES \$1.43 PSF



- FORMER WALGREENS PLUS DETACHED 5,000 SF WAREHOUSE AVAILABLE FOR SUBLEASE.
- LOCATED ALONG THE MAIN STRETCH OF THE RETAIL AND RESTAURANT EPICENTER IN FARMINGTON, MISSOURI.
- FIRM LEASE TERM THROUGH 9/30/2037.
- SUBLEASE ASKING PRICE \$8.00/PSF FOR MAIN 14,500 SF BUILDING
- COUNTY SEAT OF ST. FRANCIS COUNTY, MISSOURI.
- 48,000+ PEOPLE LIVE WITHIN 10 MILES OF THE PROPERTY.



120 E. KARSCH BLVD

ZOOM AERIAL

PLEASE CONTACT:

L³ CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET



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.

120 E. KARSCH BLVD

AERIAL

PLEASE CONTACT:

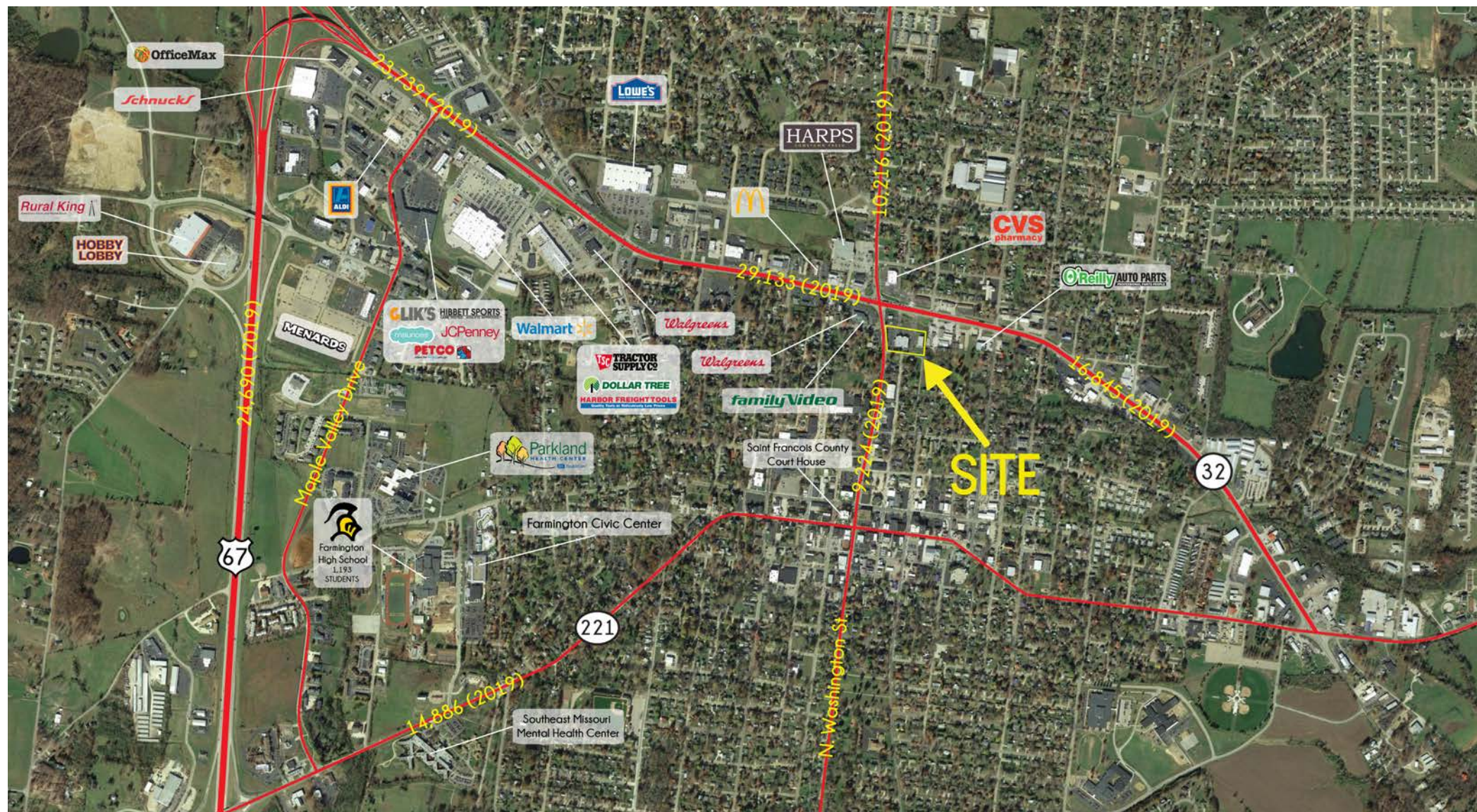
L³ CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET



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.