



FORMER WALGREENS FOR LEASE

5550 S GRAND BLVD
SAINT LOUIS, MO 63111

Hard Corner, Signalized ✓
Intersection

Dense Residential Area ✓

Pylon Signage ✓

Proximity to Major ✓
Attractions

7,000 - 16,250 SF ✓
Available

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LEASING HIGHLIGHTS

✓ High Traffic Hard Corner Intersection

Hard Corner, Signalized Intersection with Built-In Customer Base of Over 130,000+ People Living within 3-mi of Subject Site

✓ Proximal to Key Attractions

Close Proximity (~0.5mi) to Carondelet Park Rec Complex, a Sprawling Community Focused Non-Profit Rec Center, Park, Boathouse, and Playground

✓ High Traffic Corner

Ideal Frontage with Superior Shopping Center Presence, with Pylon Signage Seen by 23,000+ Cars Daily

✓ Built-In Customer Base

Located in a Dense Residential Area Surrounded by Schools, Places of Worship, and Community Centers

✓ Dynamic Consumer Spending

Located in Strong Economic Activity Area with \$1.3Bn+ In Annual Consumer Spending with 3-Miles

✓ Multiple Uses

Coveted 16,250 SF Standalone Unit with Opportunity for Outpad with Drive-Thru in Parking Lot (Subject to City Approval)

FINANCIAL SNAPSHOT

ADDRESS: 5550 S Grand Blvd
Saint Louis, MO 63111

RENTAL RATE: \$15 PSF + NNN

SPACE AVAILABLE: 7,000 - 16,250 SF

DAILY VEHICLE COUNT: 23,000+

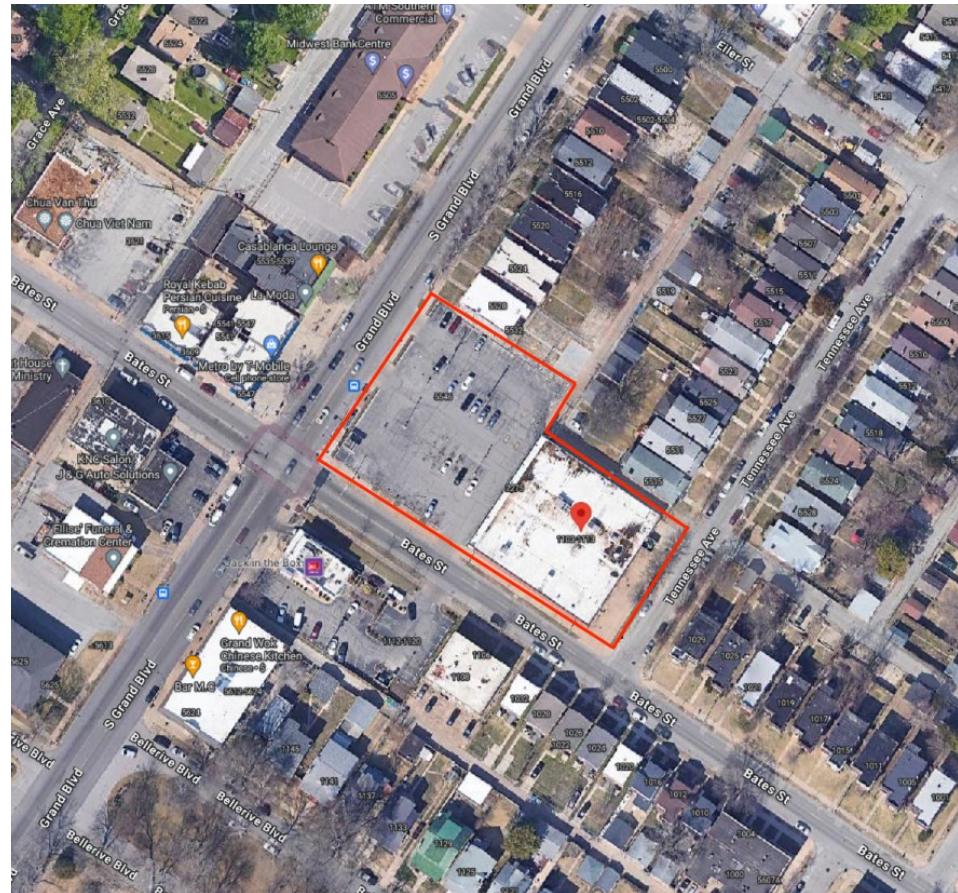
DEMOGRAPHICS

	1 - MILE	2 - MILE	3 - MILE
POPULATION	23,638	71,296	130,379
DAYTIME EMPLOYMENT	2,794	13,362	36,027
MEDIAN HH INCOME	\$48,197	\$48,571	\$54,434
MEDIAN AGE	37.4	37.5	38.1
HOUSEHOLDS	5,502	16,854	30,435



PROPERTY DESCRIPTION

PROPERTY:	Walgreens Shopping Center
ADDRESS:	5550 S Grand Blvd., Saint Louis, MO 63111
CROSS STREETS:	S Grand Blvd & Bates St
TRAFFIC COUNTS:	23,000+ VPD
SQUARE FOOTAGE (GLA):	16,250
LAND AREA:	1.02 AC
PARKING RATIO:	3.92/1000 SF
YEAR BUILT:	1988
ZONING:	F – Neighborhood Commercial District



NEARBY RETAILERS



DOLLAR GENERAL

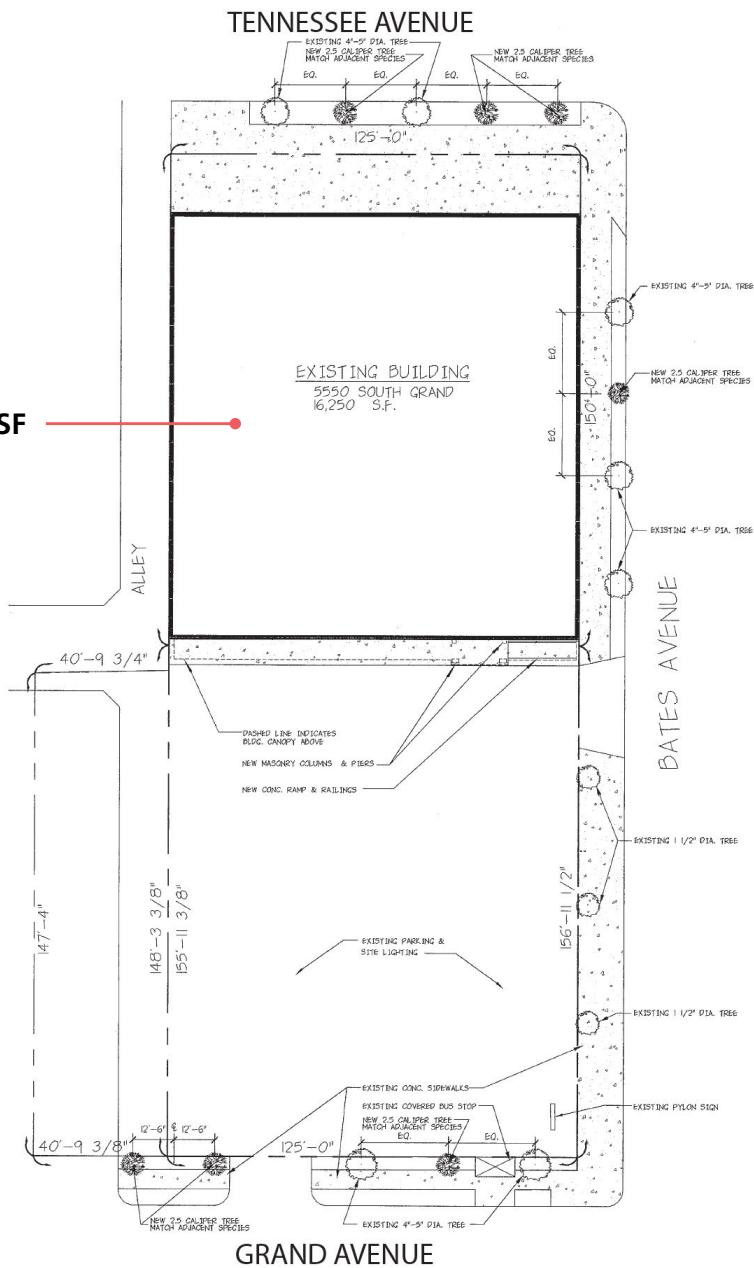
Domino's

ROSS
DRESS FOR LESS

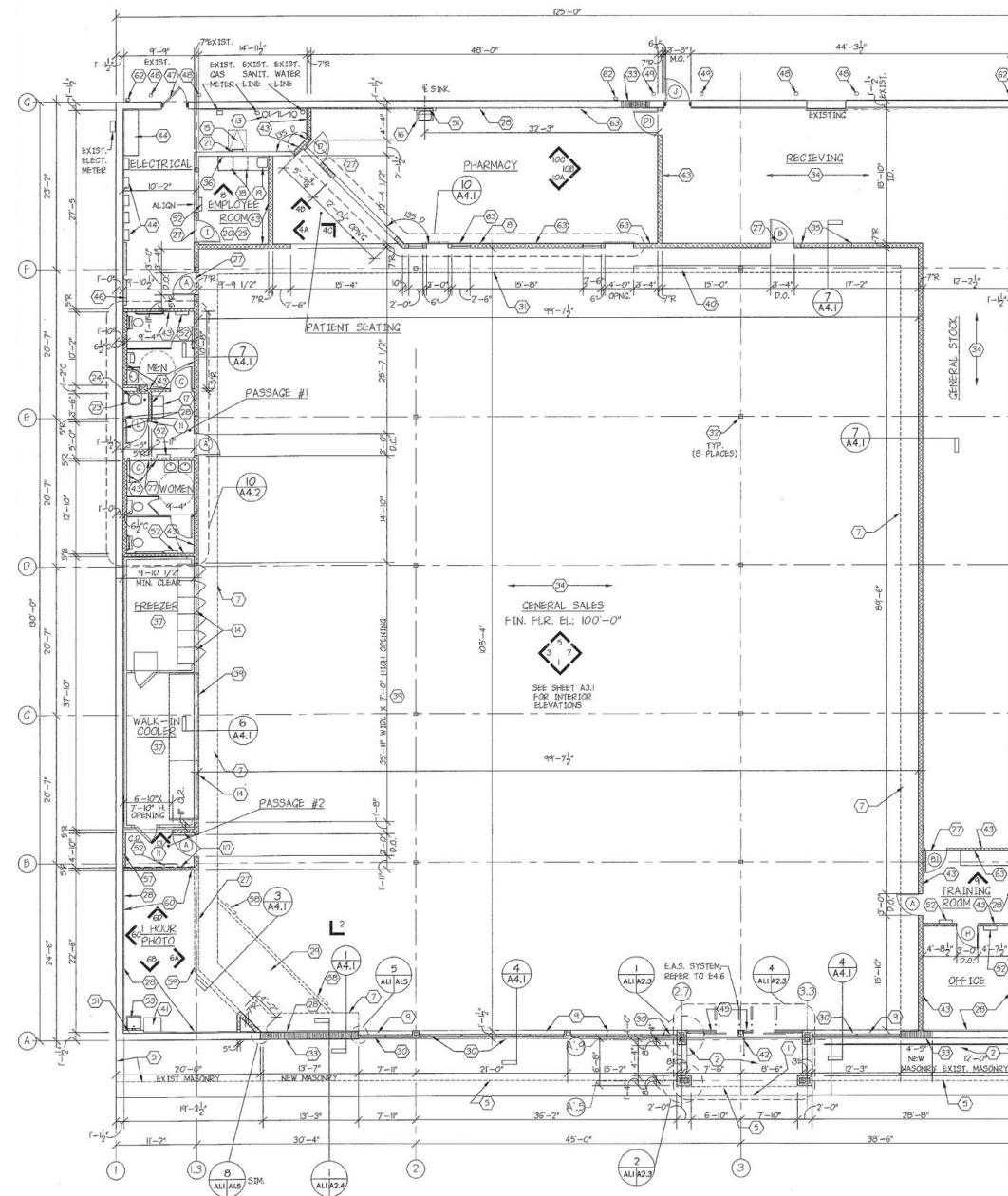
LOWE'S

SITE PLAN

DEMISABLE TO MIN 7,000 SF



FLOOR PLAN



DISTANCE FROM NEARBY ATTRACTIONS

0.5 MILES

ST. MARY'S HIGH SCHOOL

0.5 MILES

DOLLAR GENERAL

0.6 MILES

CARONDELET PARK & RECREATION COMPLEX

1.1 MILES

ROSS DRESS FOR LESS

1.2 MILES

LOUGHBOROUGH COMMONS SHOPPING MALL

1.3 MILES

LOWE'S HOME IMPROVEMENT

1.6 MILES

THE BLUFF'S ON BROADWAY



NEARBY RETAILERS



TRAFFIC COUNTS



TRAFFIC COUNTS
23,000+ CARS DAILY

BATES ST

DELOREAN ST
GRAND BLVD

SUBJECT PROPERTY

16,843

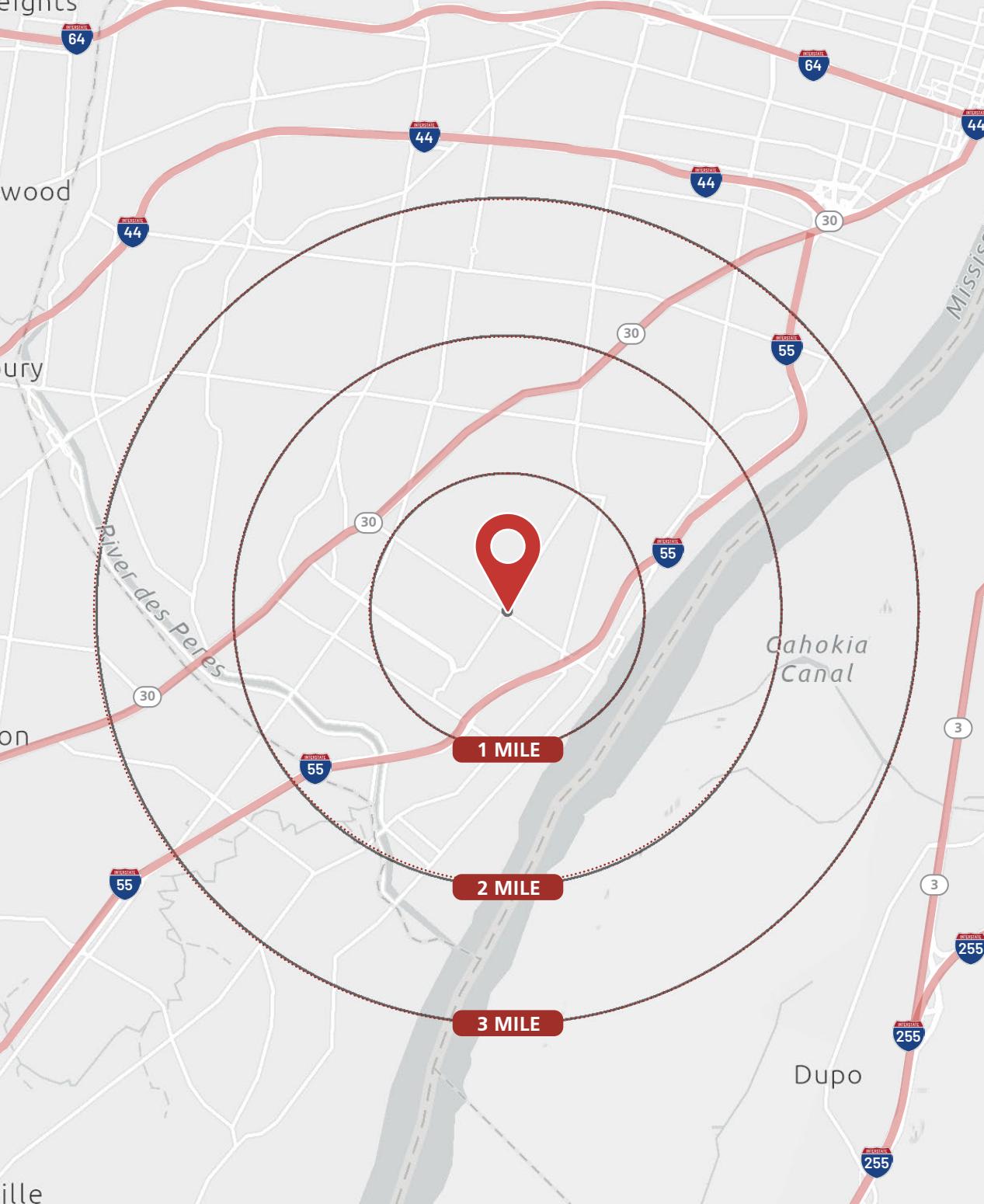
2,431

6,150

13,455

9,882

6,935



DEMOGRAPHICS

	1 - MILE	2 - MILE	3 - MILE
POPULATION	23,638	71,296	130,379
DAYTIME EMPLOYMENT	2,794	13,362	36,027
MEDIAN HH INCOME	\$48,197	\$48,571	\$54,434
AVG HH INCOME	\$66,771	\$66,980	\$76,422
MEDIAN AGE	37.4	37.5	38.1
HOUSEHOLDS	5,502	16,854	30,435
AVG HH SIZE	2.30	2.18	2.12



2,912

TOTAL BUSINESSES



36,027

DAYTIME EMPLOYMENT



\$1.2B

CONSUMER SPENDING



\$54,434

MEDIAN HH INCOME

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