

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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DOWNTOWN
CLAYTON

WASHINGTON
UNIVERSITY

BARNES JEWISH HOSPITAL
& UNIVERSITY OF HEALTH

DOWNTOWN
ST. LOUIS

FULTON

STORAGE
of AMERICA

Speedway

ST. MARY'S
HIGH SCHOOL

Midwest
BankCentre

Dominos

boost
mobile

metro
by T-Mobile

Jack
in the box

BATES STREET

GRAND BOULEVARD

GRAND BOULEVARD

SUBJECT PROPERTY

SHANE
INVESTMENTS GROUP

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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

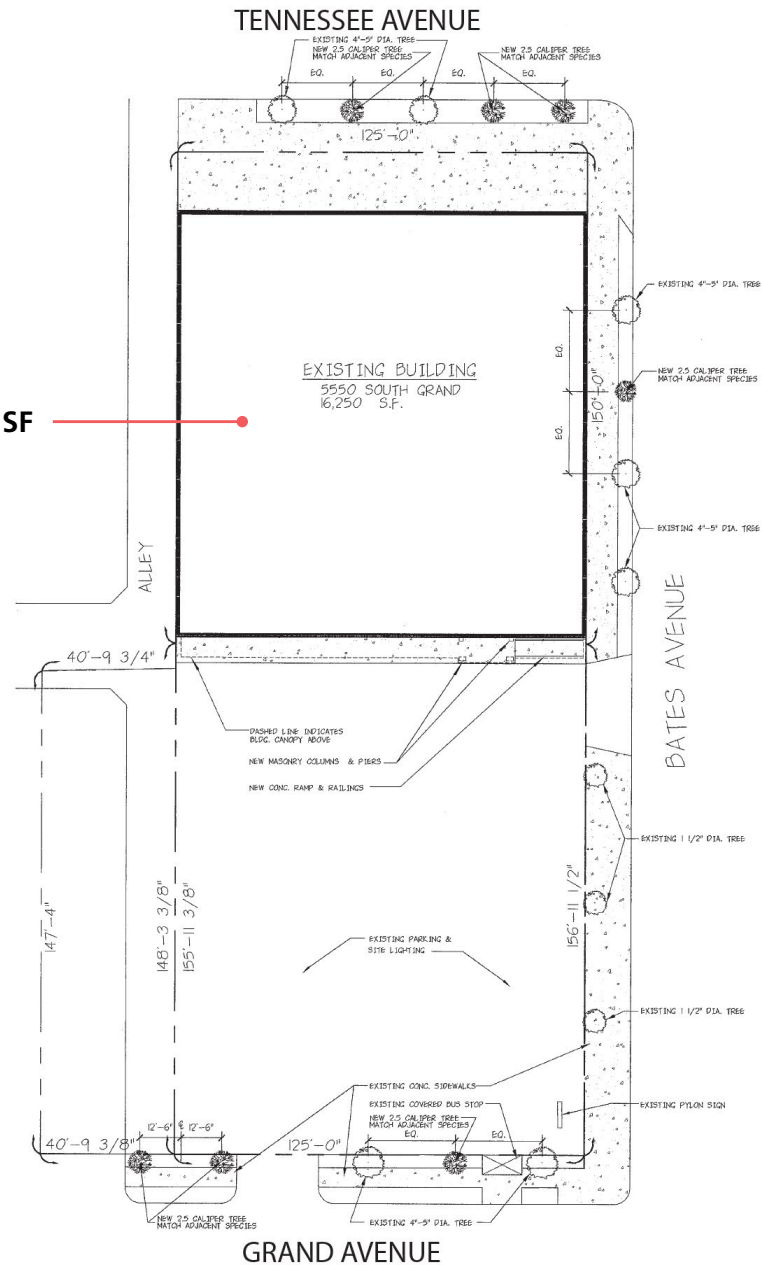


NEARBY RETAILERS

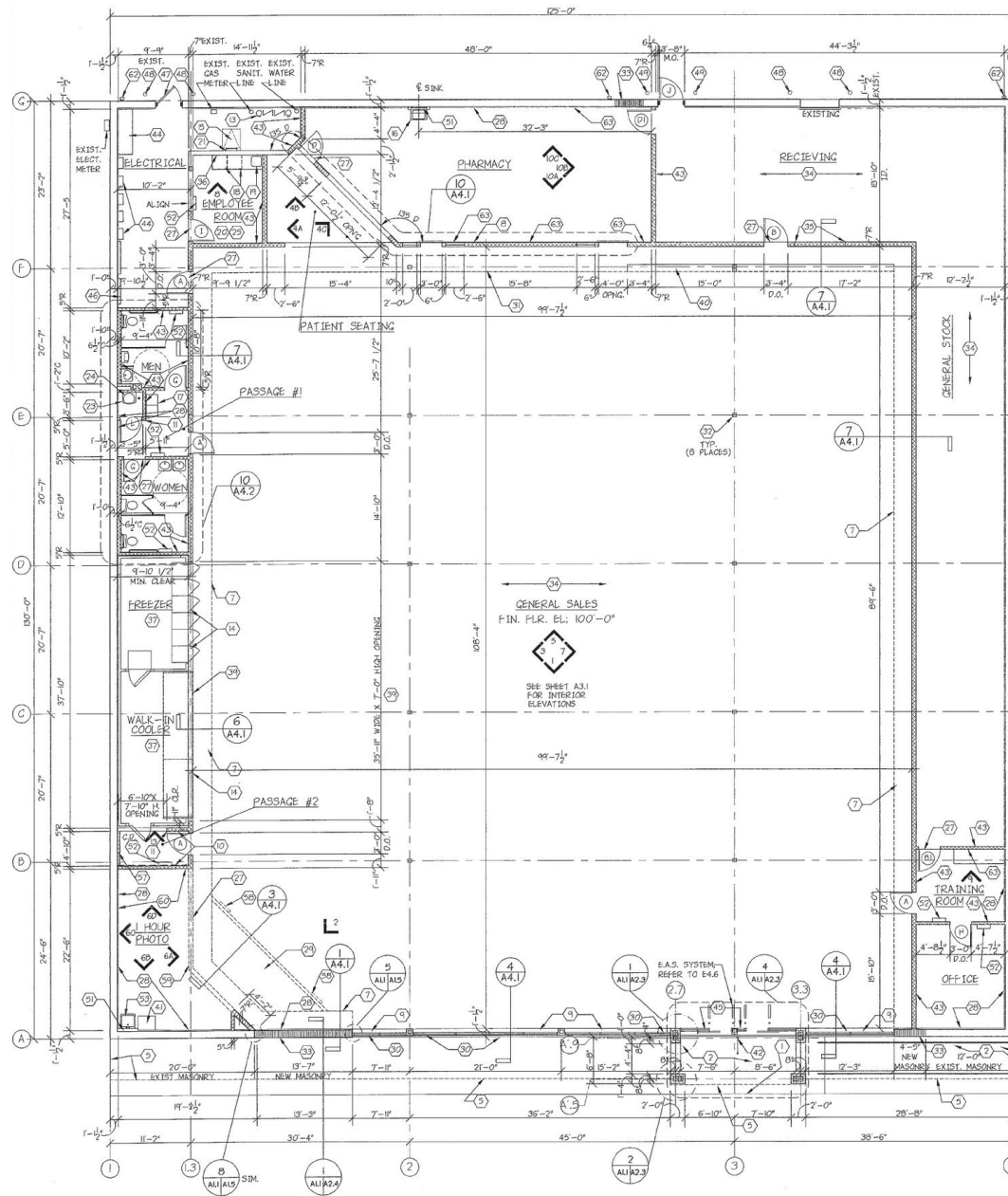


SITE PLAN

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



Woerner Elementary School



SUBJECT PROPERTY

Woodward Elementary School

The Bluffs On Broadway



Carondelet Park



Holly Hills Blvd

Loughborough Ave

Carondelet Park Rec Complex

St. Louis Public Library

Bellerive Park

Sister Marie Charles Park



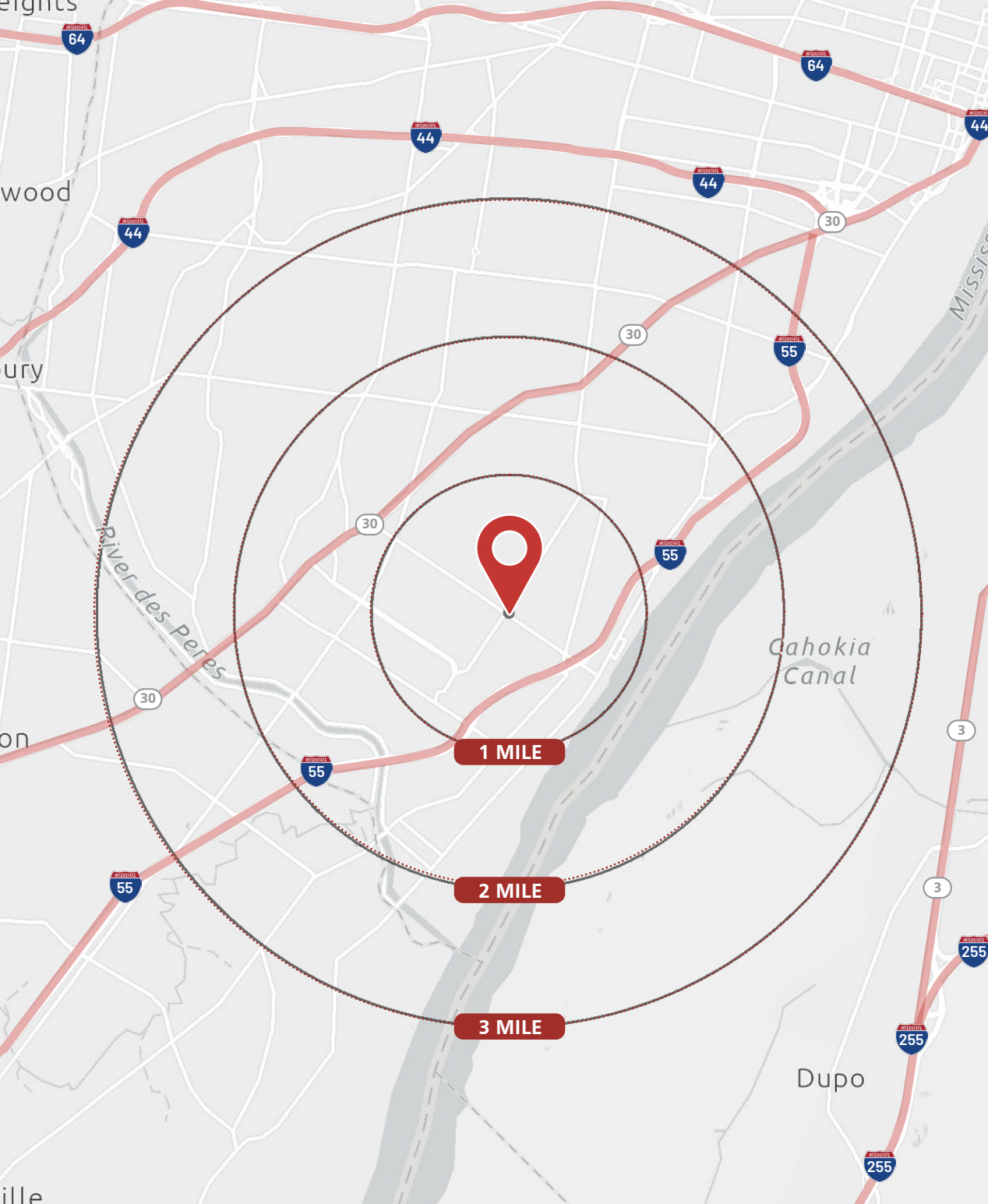
DOLLAR GENERAL



TRAFFIC COUNTS



TRAFFIC COUNTS
23,000+ CARS DAILY



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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