



1-HR PHOTO

Walgreens
PHARMACY

ONE WAY
DO NOT
ENTER

4630 TROOST AVENUE

KANSAS CITY, MO 64110

13,855 SF FORMER WALGREENS AVAILABLE FOR SUBLEASE
INTERSECTION OF TROOST AVE AND EMANUEL CLEAVER II BLVD
SUBLEASE THROUGH 3/31/2025

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

4630 TROOST AVENUE

SITE PLAN

PLEASE CONTACT:

L³ CORPORATION




JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET

POPULATION ANALYSIS

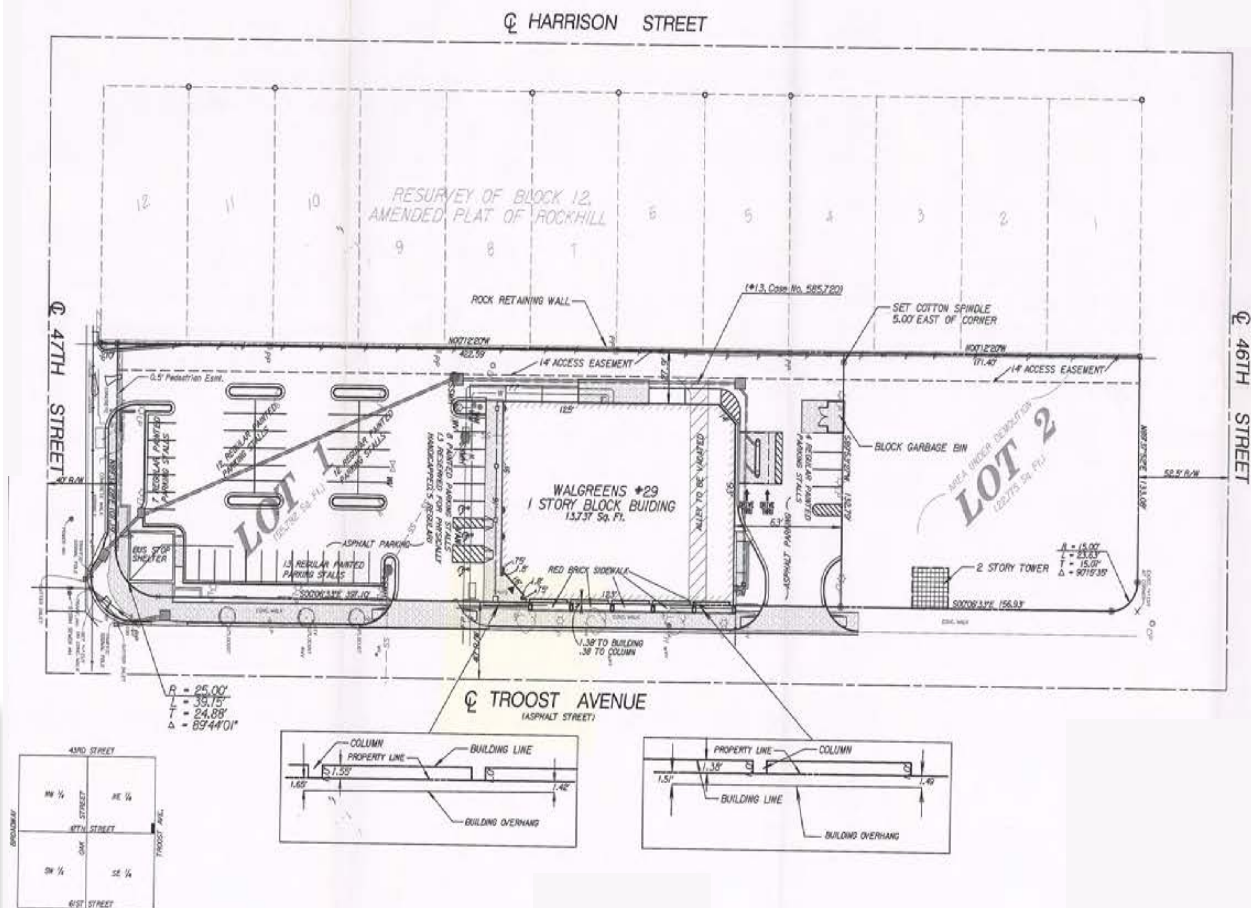
POPULATION	HOUSEHOLDS	AVG HH INCOME
		
<u>1 MILE</u> 16,935	<u>1 MILE</u> 8,130	<u>1 MILE</u> \$58,381
<u>3 MILES</u> 119,181	<u>3 MILES</u> 55,596	<u>3 MILES</u> \$61,511
<u>5 MILES</u> 255,407	<u>5 MILES</u> 114,695	<u>5 MILES</u> \$60,478

VIEW & DOWNLOAD:

DEMO REPORT

- FIRM LEASE TERM THROUGH 3/31/2025
- SUBLEASE RATE IS \$10.00 PSF
- 119,181 POPULATION WITHIN 3 MILES

ALTA/ASCM LAND TITLE SURVEY



4630 TROOST AVENUE

AERIAL

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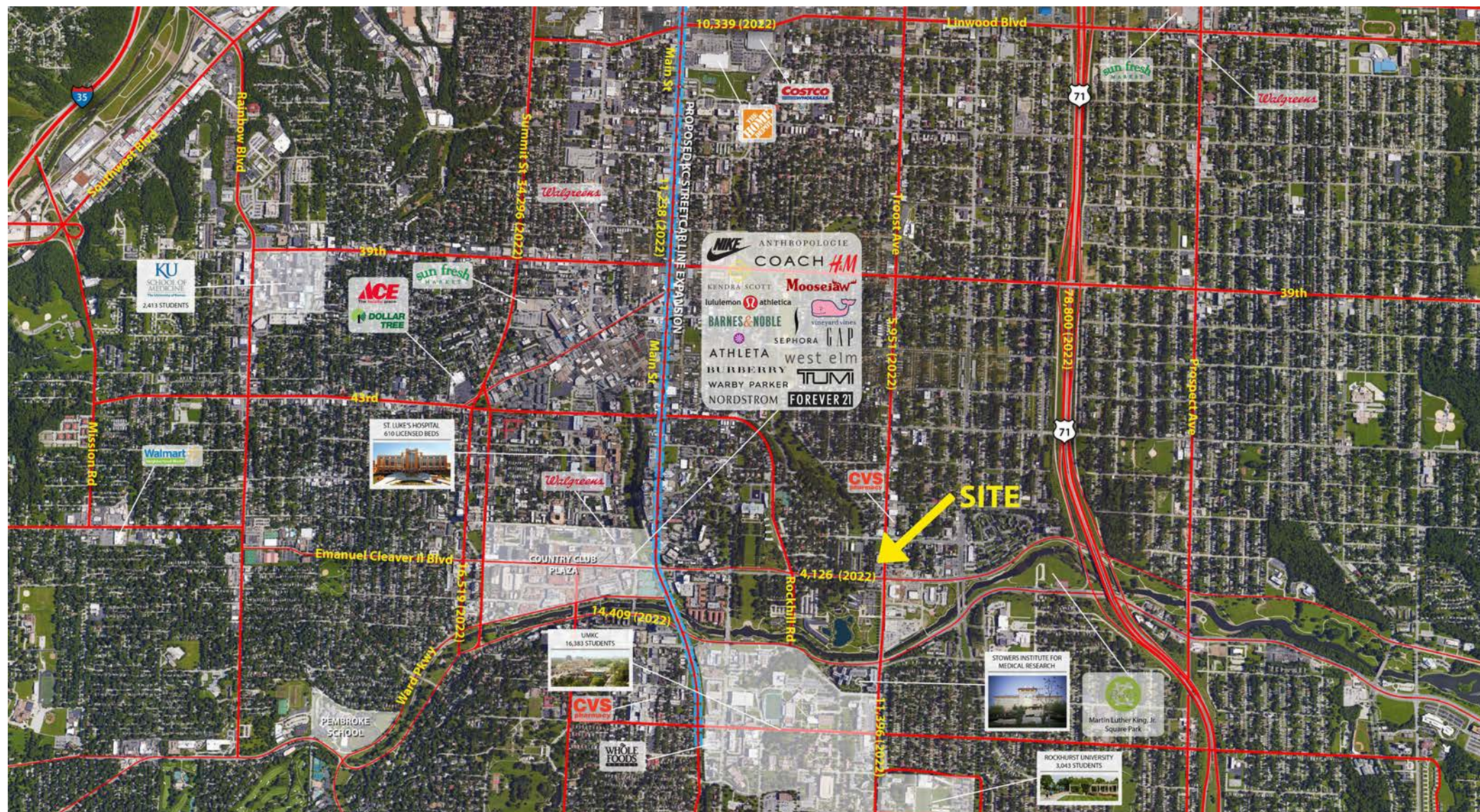
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