

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 ✓

AZIZ BHAMANI
Vice President
(310) 564-6190
aziz@shaneinvestmentsgroup.com

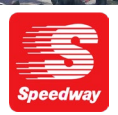


DOWNTOWN CLAYTON

WASHINGTON UNIVERSITY

BARNES JEWISH HOSPITAL & UNIVERSITY OF HEALTH

DOWNTOWN ST. LOUIS



ST. MARY'S HIGH SCHOOL



BATES STREET



GRAND BOULEVARD

GRAND BOULEVARD



SUBJECT PROPERTY

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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: | 0.44 AC |
| PARKING RATIO: | 3.92/1000 SF |
| YEAR BUILT: | 1988 |
| ZONING: | F – Neighborhood Commercial District |

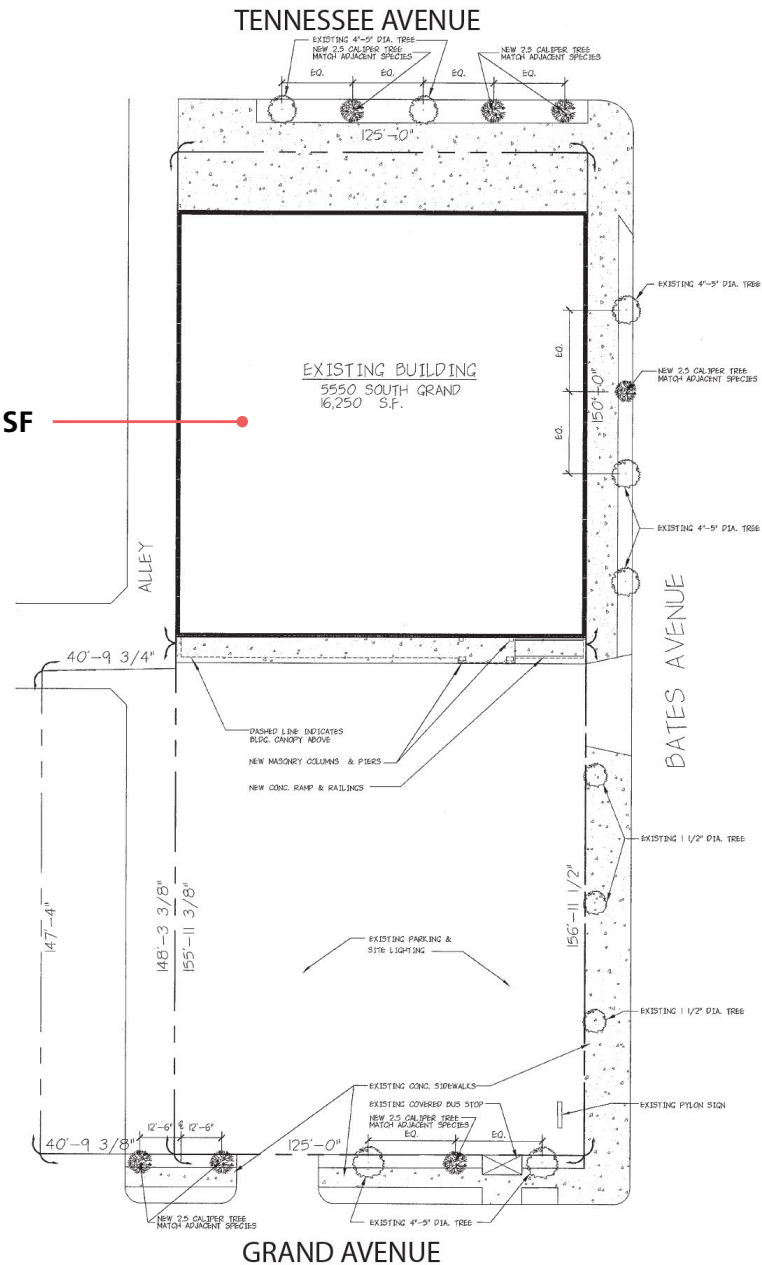


NEARBY RETAILERS



SITE PLAN

DEMISABLE TO MIN 7,000 SF



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



ST. MARY'S HIGH SCHOOL
0.5 miles

THE BLUFF'S ON BROADWAY
1.6 miles

CARONDELET PARK & RECREATION
COMPLEX
0.6 miles

DOLLAR GENERAL
0.5 miles

ROSS DRESS FOR LESS
1.1 miles

LOUGHBOROUGH COMMONS
SHOPPING MALL
1.2 miles

LOWE'S HOME IMPROVEMENT
1.3 miles

NEARBY RETAILERS



Miniature Museum of Greater St. Louis



SUBJECT PROPERTY

Woerner Elementary School



Woodward Elementary School

The Bluffs On Broadway

Carondelet Park



Holly Hills Blvd

Carondelet Park Rec Complex

St. Louis Public Library

Bellerive Park



Sister Marie Charles Park

TRAFFIC COUNTS



16,843

2,431

BATES ST

6,150

GRAND BLVD

SUBJECT PROPERTY

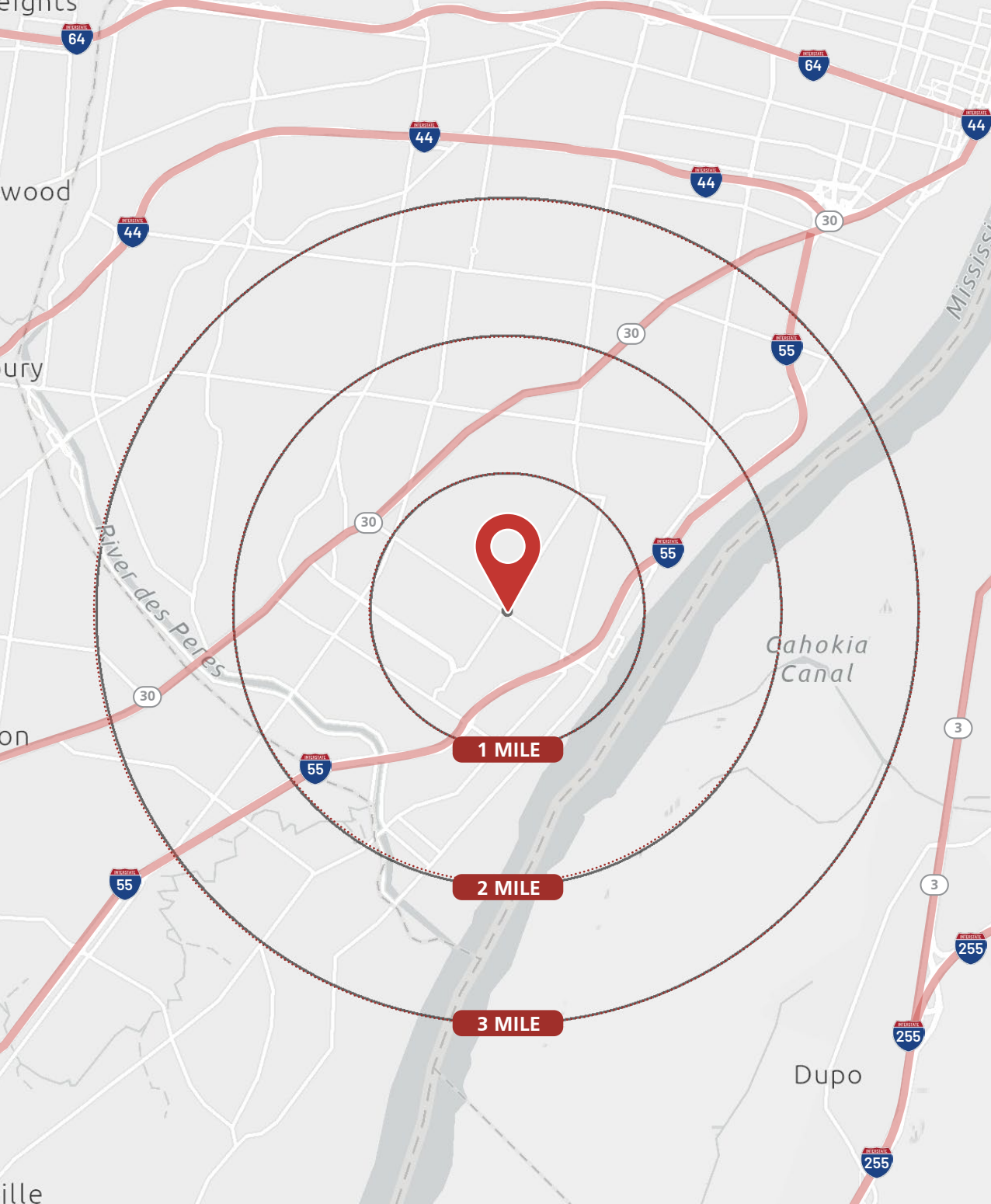
13,455

9,882

 **TRAFFIC COUNTS**
23,000+ CARS DAILY

BATES ST

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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