



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

**XTEAM**  
RETAIL ADVISORS

# 3631 GRAVOIS AVENUE

ST. LOUIS, MO 63116

15,120 SF FORMER WALGREENS  
AVAILABLE FOR SUBLEASE ALONG GRAVOIS AVENUE  
SUBLEASE THROUGH 7/31/2028

# 3631 GRAVOIS AVENUE

## SITE PLAN & DEMOS

PLEASE CONTACT:

L<sup>3</sup> 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> 32,265	<u>1 MILE</u> 13,164	<u>1 MILE</u> \$62,400
<u>3 MILES</u> 152,341	<u>3 MILES</u> 68,748	<u>3 MILES</u> \$73,731
<u>5 MILES</u> 313,351	<u>5 MILES</u> 143,722	<u>5 MILES</u> \$74,927

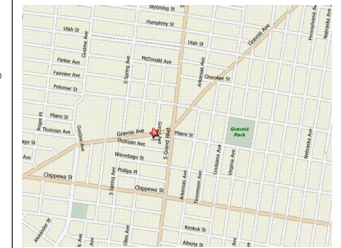
## VIEW & DOWNLOAD:

# DEMO REPORT

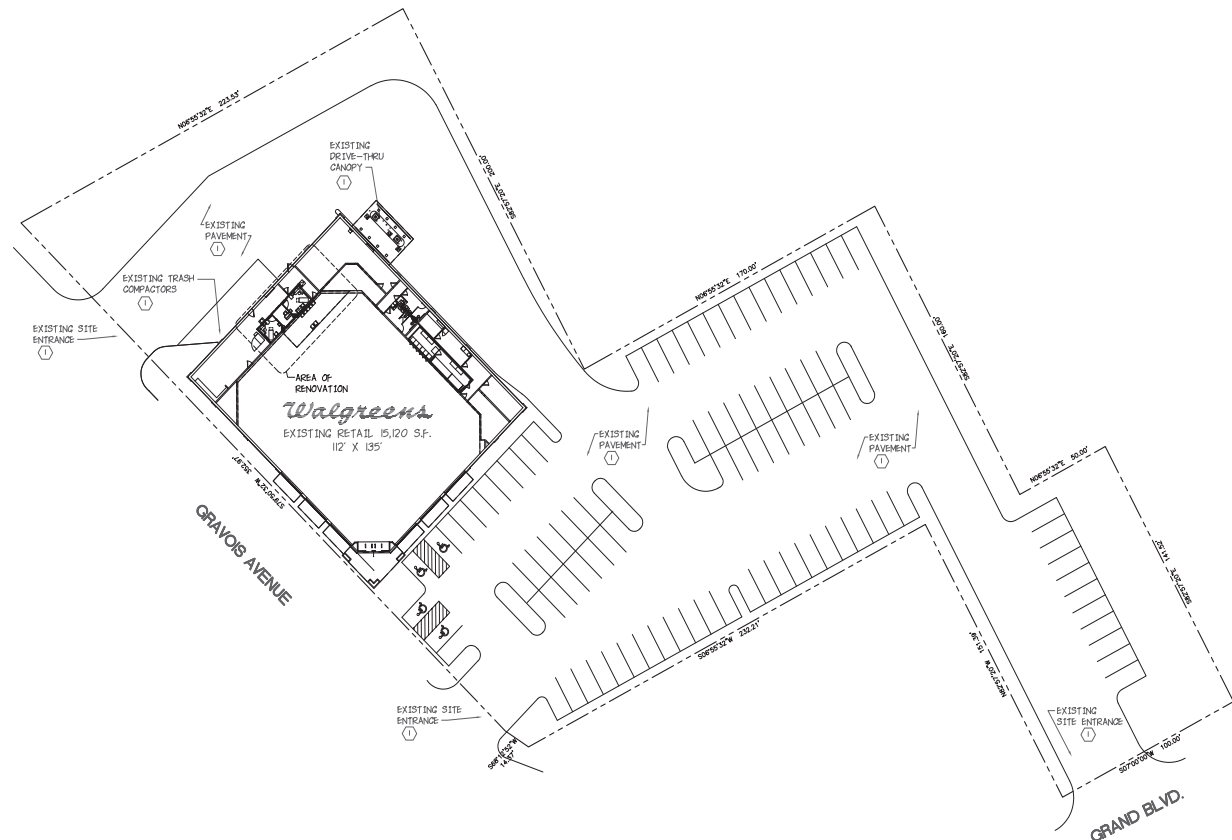
- FIRM LEASE TERM THROUGH 7/31/2028
- 152,341 POPULATION WITHIN 3 MILES



INTERIOR REMODEL  
3631 GRAVOIS  
ST. LOUIS, MISSOURI  
STORE #07144



LOCATION PLAN  
SCALE: N.T.S.

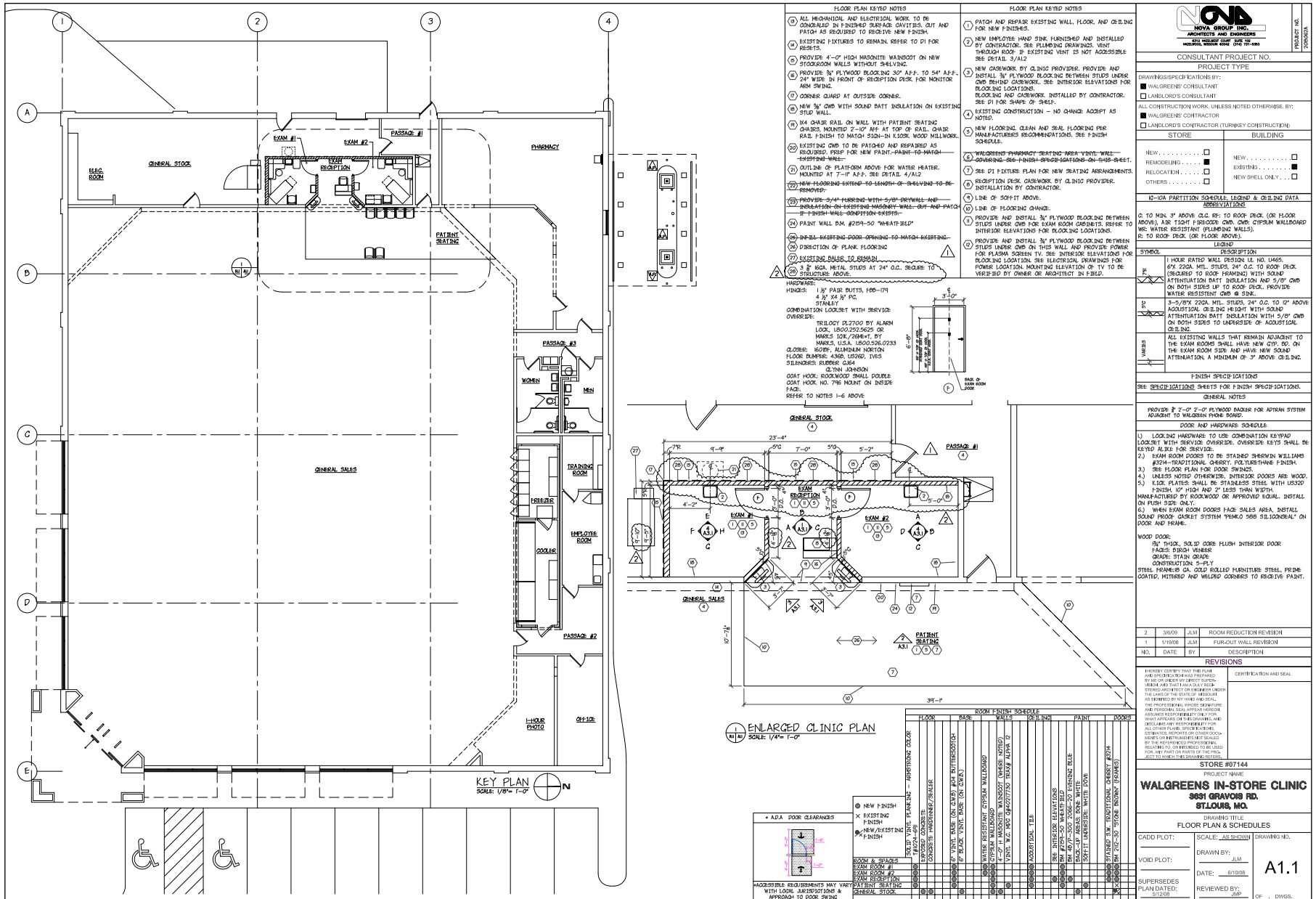




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## FLOOR PLAN

PLEASE CONTACT: **L<sup>3</sup> CORPORATION**  
**JOHN NOTTER**  
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## ZOOM AERIAL

PLEASE CONTACT:

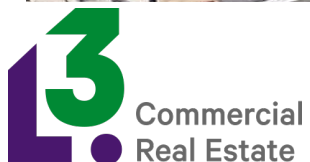
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## AERIAL

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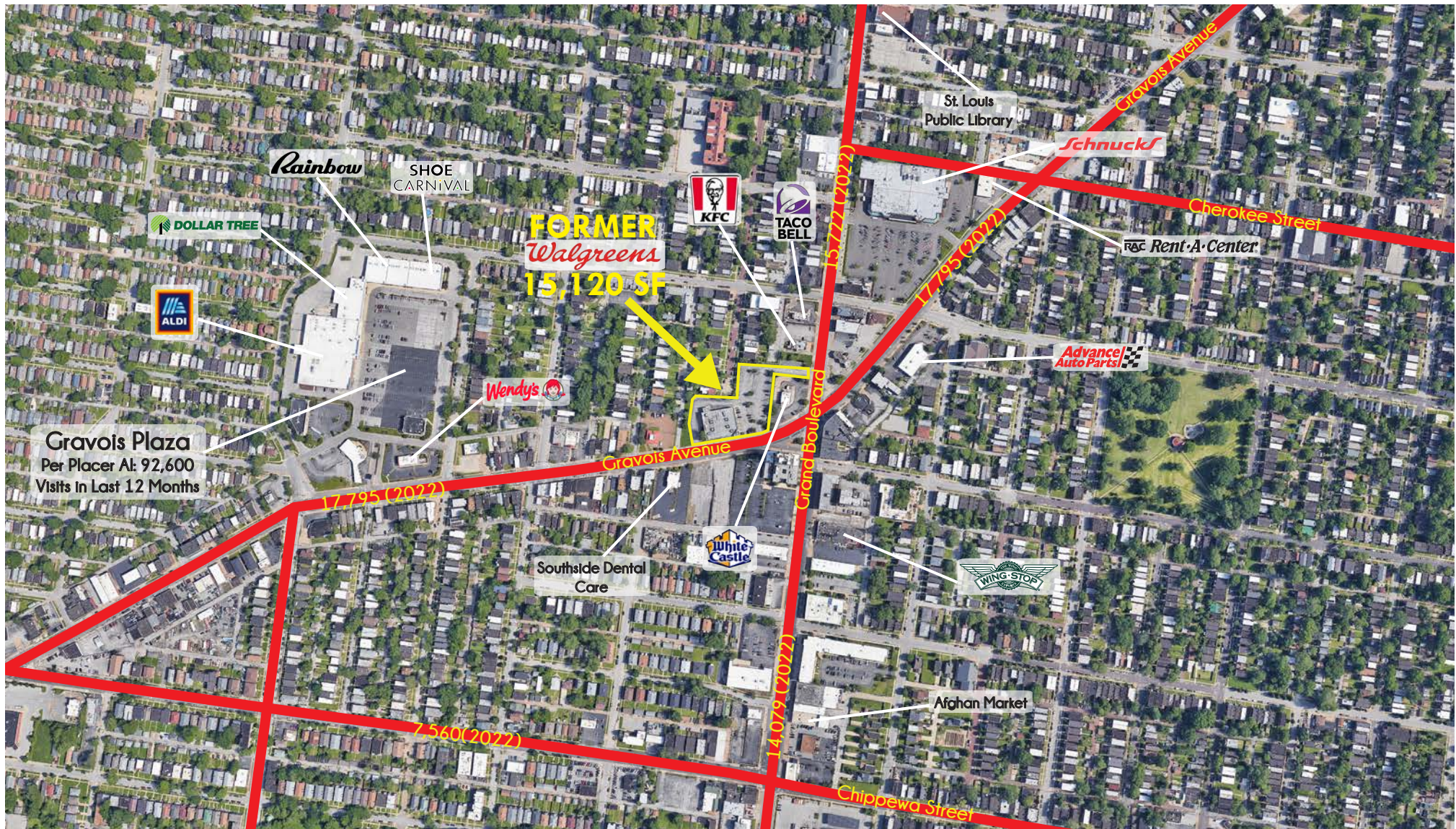
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