

# FORMER WALGREENS

Owner User or Redevelopment Opportunity



Signalized Hard Corner (42k+ VPD) | Oversized Parcel (2.66 AC Lot) | Redevelopment Opportunity



2202 Chambers Road

**ST. LOUIS** MISSOURI

ACTUAL SITE



**PRESENTED BY**



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OFFERING SUMMARY



OFFERING

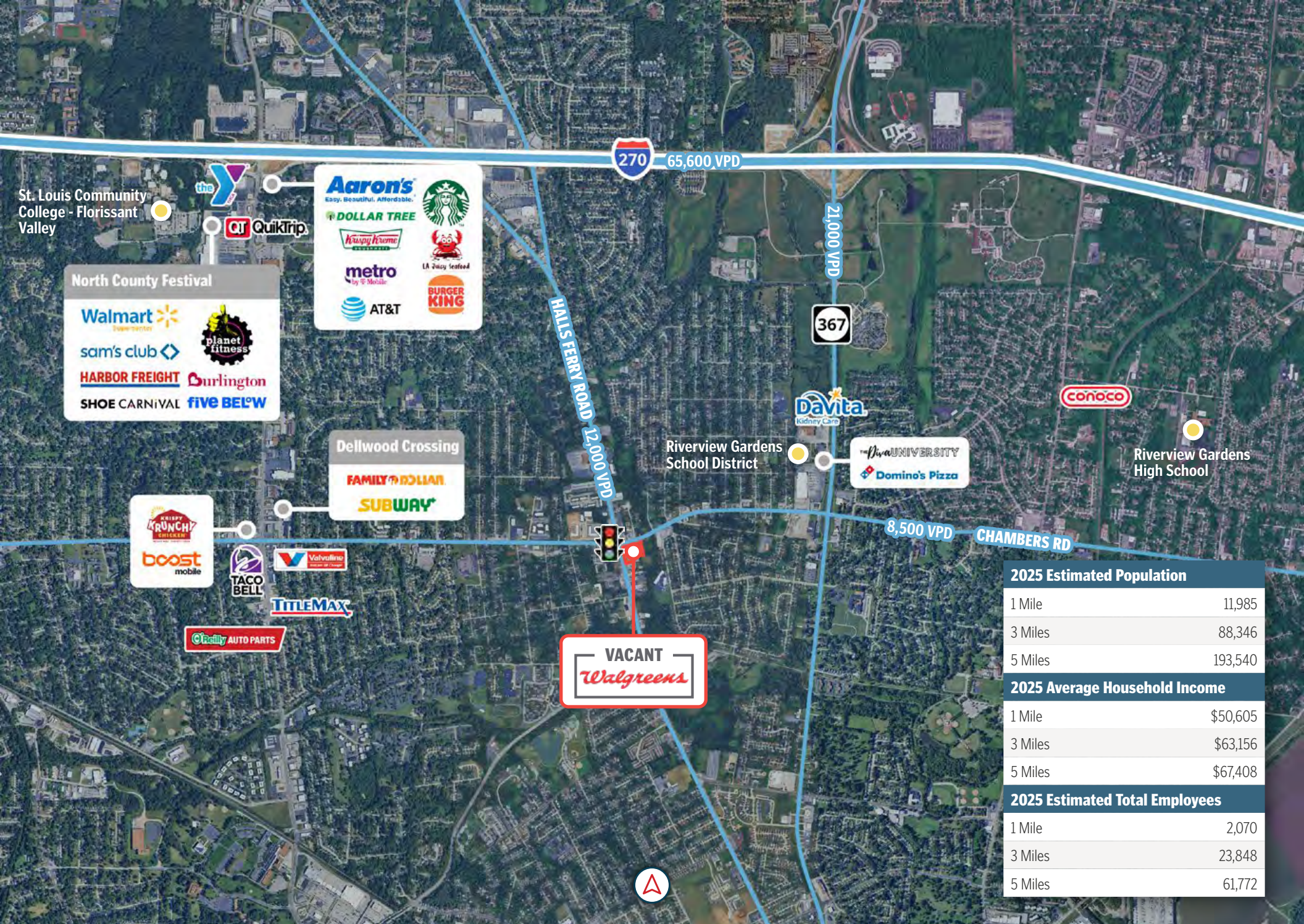
Pricing \$650,000

PROPERTY SPECIFICATIONS

|                  |                                                 |
|------------------|-------------------------------------------------|
| Property Address | 2202 Chambers Road<br>St. Louis, Missouri 63136 |
| Rentable Area    | 15,120 SF                                       |
| Land Area        | 2.66 Acres                                      |
| Year Built       | 1999                                            |
| Former Tenancy   | Walgreens                                       |

DEMOGRAPHICS

|                               | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------------------|----------|----------|----------|
| 2025 Population               | 11,985   | 88,346   | 193,540  |
| 2025 Households               | 4,929    | 36,717   | 79,944   |
| 2025 Average Household Income | \$50,605 | \$63,156 | \$67,408 |
| 2025 Median Age               | 35.6     | 38.7     | 38.9     |
| 2025 Total Businesses         | 235      | 1,929    | 4,432    |
| 2025 Total Employees          | 2,070    | 23,848   | 61,772   |



| 2025 Estimated Population      |          |
|--------------------------------|----------|
| 1 Mile                         | 11,985   |
| 3 Miles                        | 88,346   |
| 5 Miles                        | 193,540  |
| 2025 Average Household Income  |          |
| 1 Mile                         | \$50,605 |
| 3 Miles                        | \$63,156 |
| 5 Miles                        | \$67,408 |
| 2025 Estimated Total Employees |          |
| 1 Mile                         | 2,070    |
| 3 Miles                        | 23,848   |
| 5 Miles                        | 61,772   |





## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE

company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2025



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