



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



PROPERTY IS BEING LEASED AS IS WITH NO
REPRESENTATIONS OR WARRANTIES & IS
LOCATED IN A 100-YEAR FLOODPLAIN

120 E. KARSCH BLVD

FARMINGTON, MO 63640

5,000 SF BUILDING AVAILABLE FOR SUBLEASE
NEXT TO NEW DOLLAR TREE AT THE INTERSECTION OF
EAST KARSCH BLVD AND WASHINGTON ST.

120 E. KARSCH BLVD

PROPERTY DATA

PLEASE CONTACT:

L³ CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET



POPULATION ANALYSIS

POPULATION		<u>10 MILES</u> 48,426	<u>20 MILES</u> 101,878
HOUSEHOLDS		<u>10 MILES</u> 18,431	<u>20 MILES</u> 38,256
AVG HH INCOME		<u>10 MILES</u> \$56,960	<u>20 MILES</u> \$56,384

VIEW &
DOWNLOAD:

DEMO REPORT



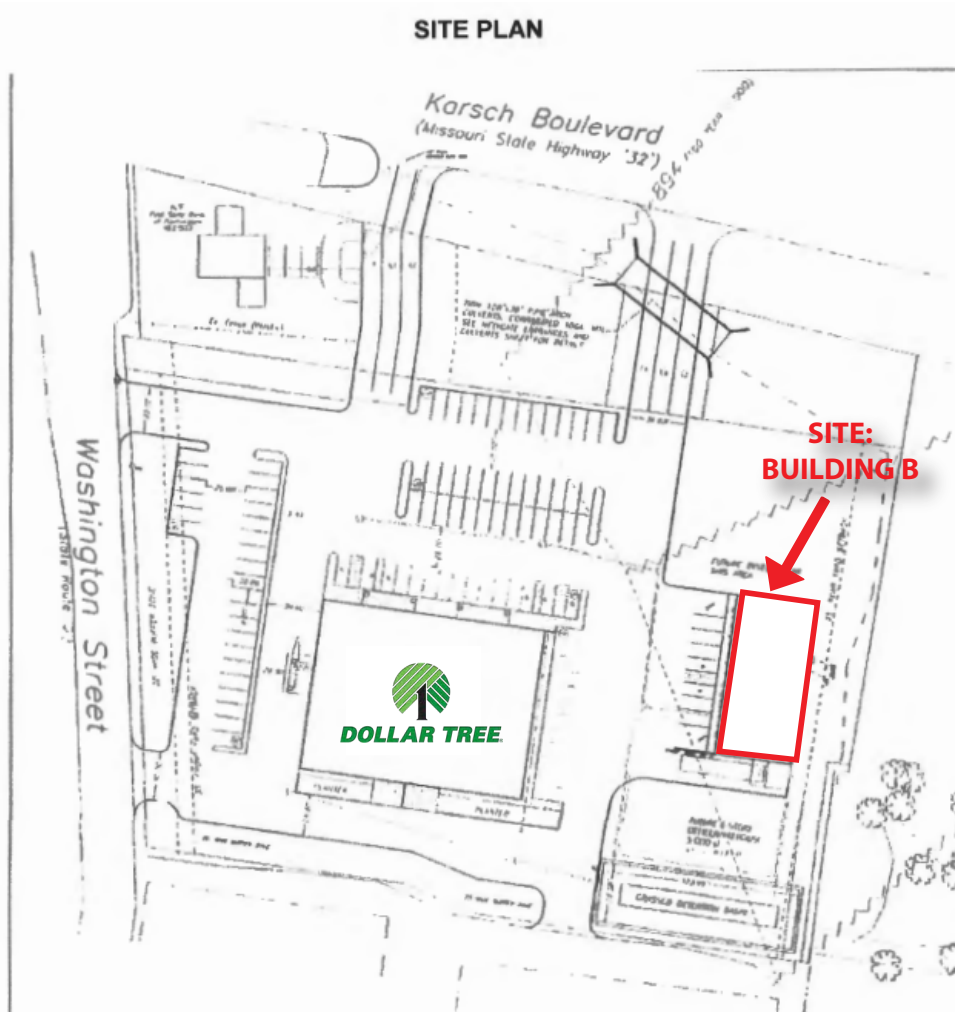
120 E. KARSCH BLVD

SITE PLAN

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FOR SUBLEASE

AVAILABLE: 5,000 SF
RENT: \$8.00 PSF
TAXES: RE TAXES \$1.43 PSF



- 5,000 SF AVAILABLE FOR SUBLEASE.
- LOCATED ALONG THE MAIN STRETCH OF THE RETAIL AND RESTAURANT EPICENTER IN FARMINGTON, MISSOURI.
- FIRM LEASE TERM THROUGH 9/30/2037.
- SUBLEASE ASKING PRICE \$8.00/PSF FOR 5,000 SF BUILDING
- COUNTY SEAT OF ST. FRANCIS COUNTY, MISSOURI.
- 48,000+ PEOPLE LIVE WITHIN 10 MILES OF THE PROPERTY.



120 E. KARSCH BLVD

ZOOM AERIAL

PLEASE CONTACT:

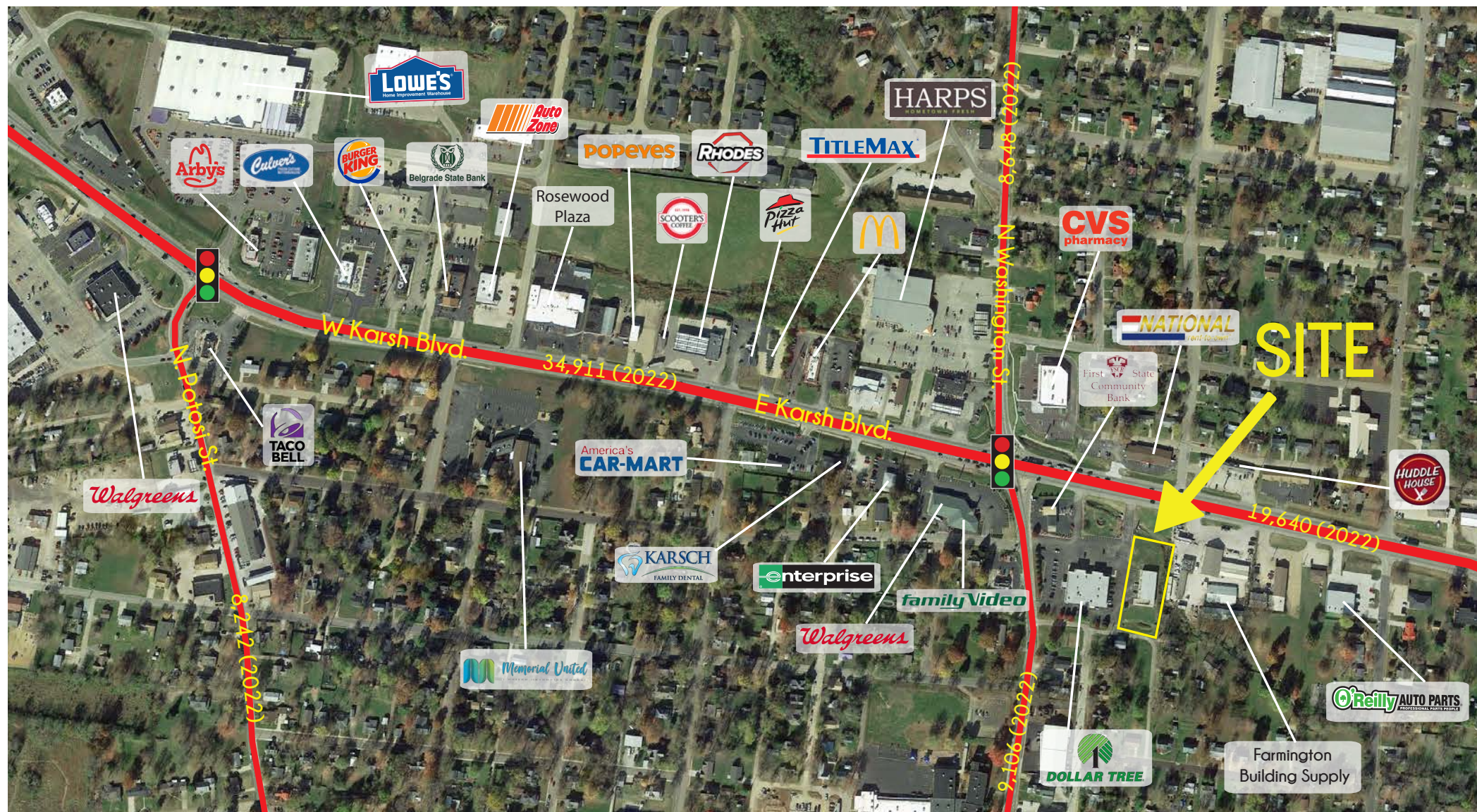
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AERIAL

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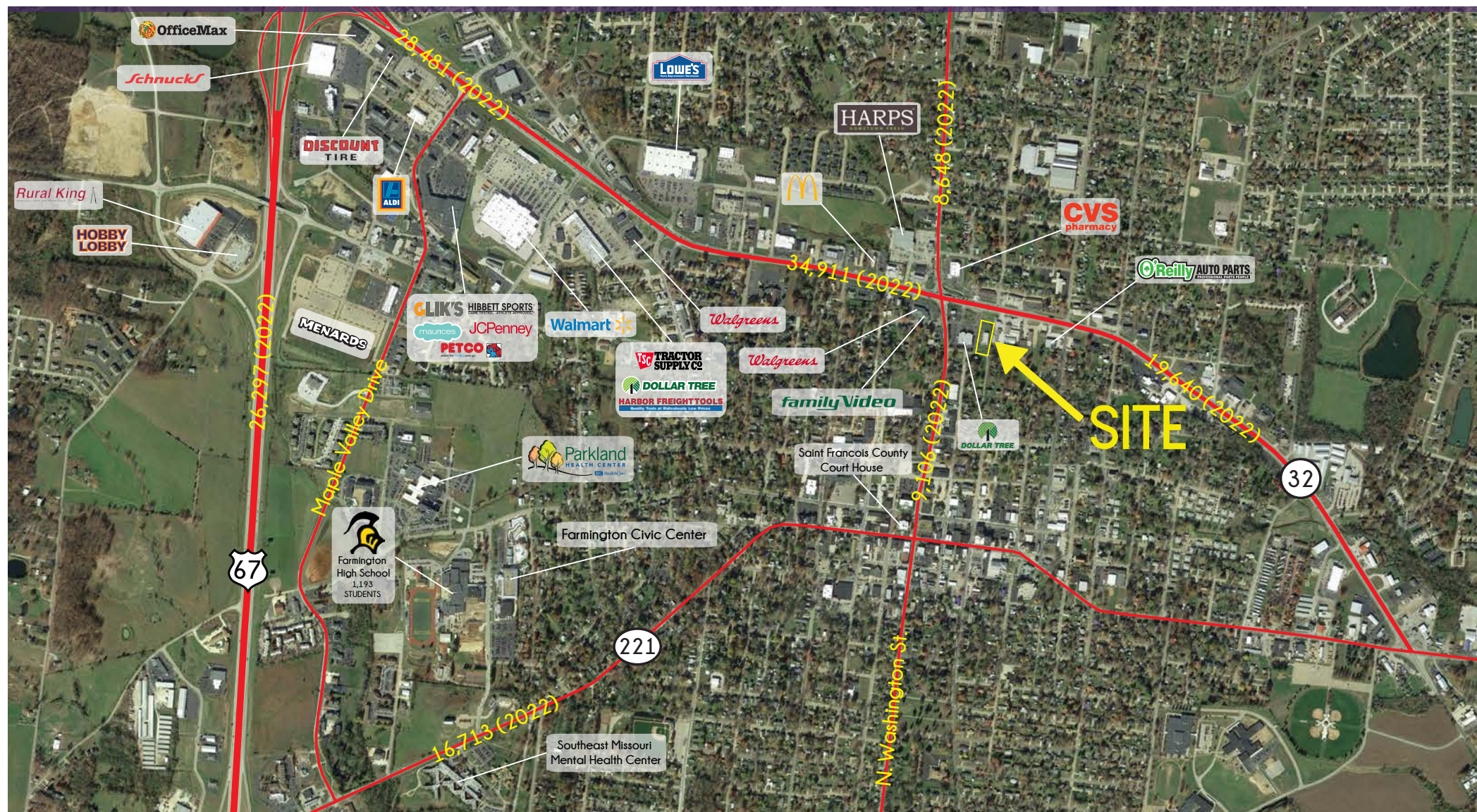
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