

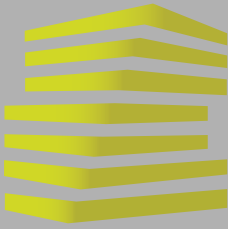
CITYPLACE

11601-11615 OLIVE BLVD & 11629-11647 OLIVE BLVD

CREVE COEUR, MO



LOCATION.
commercial real estate



CITY PLACE

NEIGHBORHOOD VIBE

ALEX APTER

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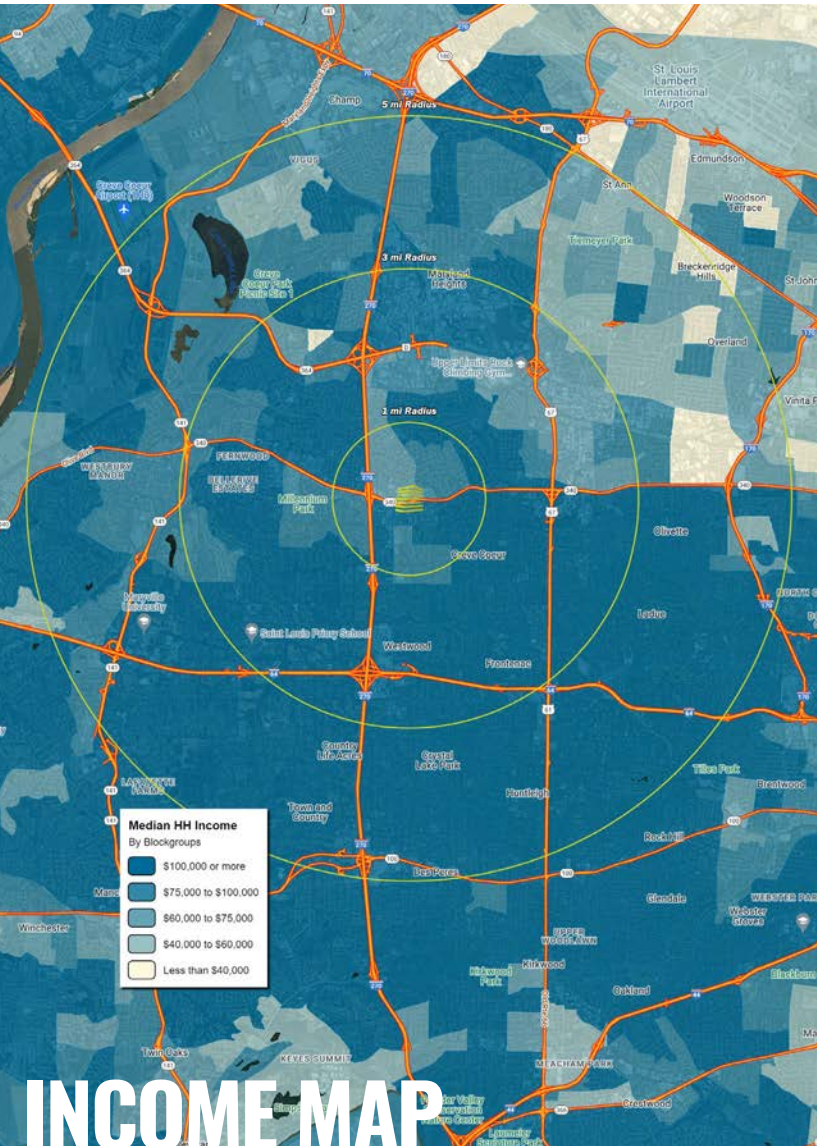
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TRADE AREA OVERVIEW

With a population of 17,833, Creve Coeur, Missouri is a premier community for business in the St. Louis area because of its central location, amenities and high quality of life. Interstate 270, Interstate 64 and other primary roadways connect the city to the region and Lambert-St. Louis International Airport is less than 12 miles away. The City of Creve Coeur's Standard & Poor bond rating is AAA, one of only four such rated cities in Missouri. The city is ranked 3rd highest in assessed value in St. Louis County.

Creve Coeur is a key node for technology, life sciences and health services in St. Louis. The city is home to Bayer Crop Science Division, the Nidus Center for Scientific Enterprise and the Donald Danforth Plant Center. Eight of the 25 largest IT consulting firms, two of the largest banks, two of the largest international companies in the St. Louis metropolitan area are located in Creve Coeur. Correctional Medical Services, Drury Hotels, Bayer and Isle of Capri Casinos are just a few of the companies that are headquartered in Creve Coeur; the American Association of Orthodontists is headquartered here as well. The city's top employers include Mercy Hospital, Bayer, Thomson Reuters and SSM Health Care. Bayer employs more than 4,000.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	9,482	58,851	162,061
HOUSEHOLDS	4,439	26,719	69,147
EMPLOYEES	18,473	99,980	171,149
MED HH INCOME	\$90,573	\$114,323	\$112,766

AREA RETAIL | RESTAURANTS

Crushed Red
Artfully Chopped Craft Salads



T-Mobile

fit **flavors**



Dierbergs

TRADER JOE'S

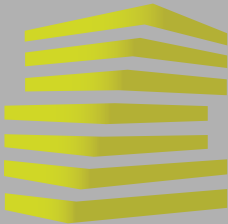


CVS
pharmacy



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SITE PLAN

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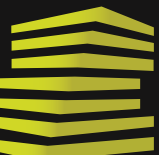
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1	AVAILABLE	2,848 SF
2	AVAILABLE	3,183 SF
3	T-MOBILE	3,737 SF
4	CRUSHED RED	3,303 SF
5	NEW BALANCE	3,581 SF
6	IL BEL LAGO	6,200 SF
7	ESPN RADIO	
8A	ATHLETES UNLIMITED	9,256 SF
8B	CYCLE BAR	3,000 SF
8C	ORZO MEDITERRANEAN	2,000 SF
9A	DIAMONDS DIRECT	5,000 SF
9B	TREATS UNLEASHED	2,100 SF
9C	FIT FLAVORS	2,100 SF
9D	BEAUTY AND WELNESS ON OLIVE	2,743 SF
10	METRO IMAGING	4,676 SF
11	ATA MARTIAL ARTS	5,185 SF
12	POTBELLY	2,000 SF
13	CROWN OPTICAL	2,480 SF

- 2,848-6,031 SF AVAILABLE
- 6,031 SF END CAP AVAILABLE
- CENTRALLY LOCATED IN THE HEART OF THE CREVE COEUR BUSINESS DISTRICT IN FRONT OF CITY PLACE OFFICE CAMPUS WITH 1.2 MILLION SQUARE FEET OF OFFICE
- CREVE COEUR HAS THE THIRD HIGHEST DAYTIME POPULATION IN ST. LOUIS
- EXCELLENT VISIBILITY TO OVER 30,000 VPD ON OLIVE BLVD
- SITUATED BETWEEN MULTIPLE GROCERY STORES, DIERBERGS, SCHNUCKS AND TRADER JOE'S
- CALL BROKER FOR PRICING

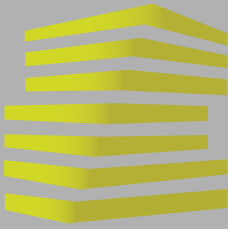


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ZOOM AERIAL

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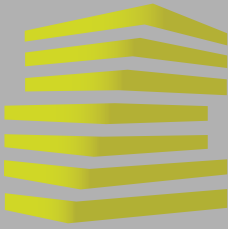
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MARKET AERIAL

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