

# HERITAGE PLACE

12503-12599 OLIVE BLVD

CREVE COEUR, MO

**Dierbergs**  
SINCE 1854

V.J. Coffee Tea

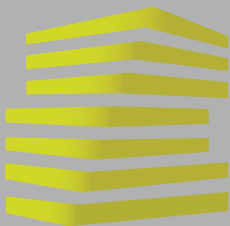


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REALTY





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## NEIGHBORHOOD VIBE

ALEX APTER

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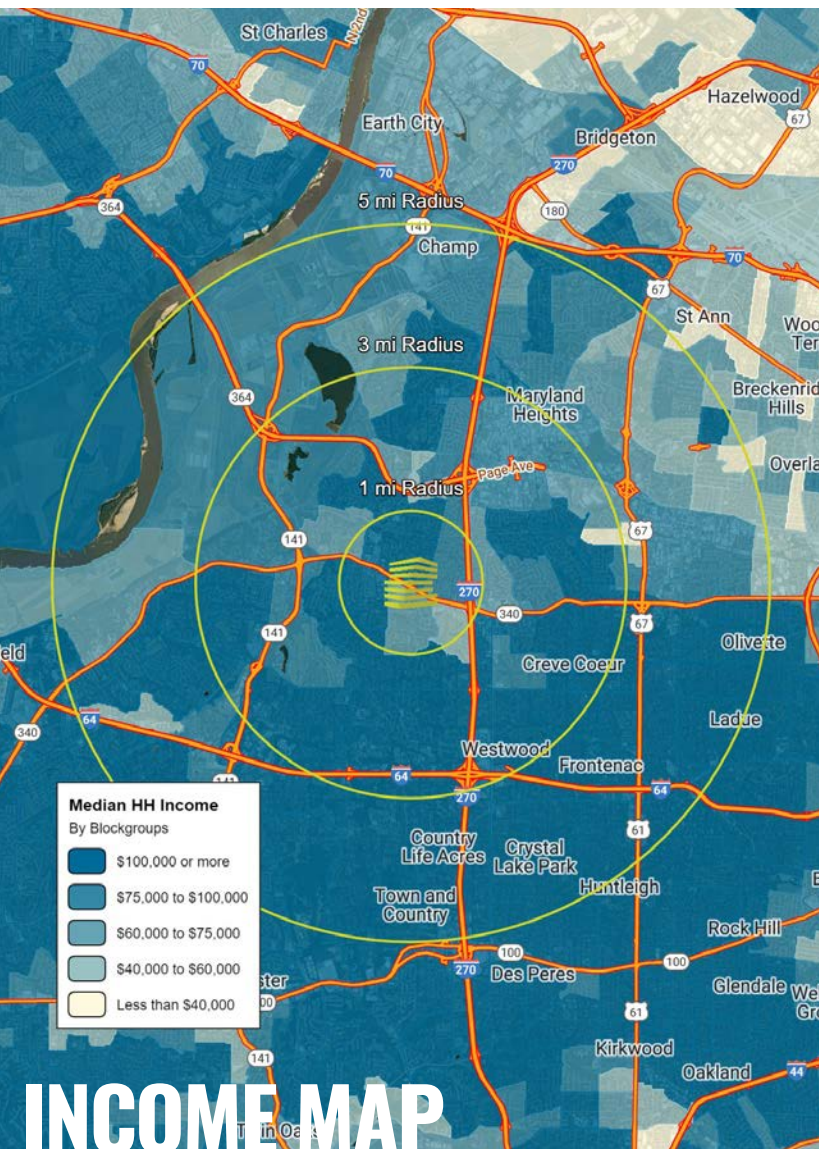
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JOE LODES

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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 sci 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
<b>POPULATION</b>	<b>8,846</b>	<b>60,806</b>	<b>139,566</b>
<b>HOUSEHOLDS</b>	<b>3,955</b>	<b>27,046</b>	<b>59,090</b>
<b>EMPLOYEES</b>	<b>9,247</b>	<b>80,426</b>	<b>155,659</b>
<b>MED HH INCOME</b>	<b>\$93,271</b>	<b>\$105,763</b>	<b>\$</b>

### AREA RETAIL | RESTAURANTS

Marshalls

CLUB FITNESS

Schnucks

T.J. maxx

FAMOUS footwear™

McALISTER'S DELI

SHACK

FOSS SWIM SCHOOL

f @ in REALTY RESOURCES MEMBER

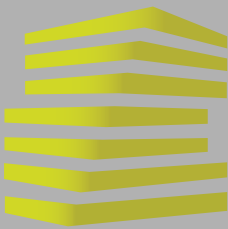
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## SITE PLAN

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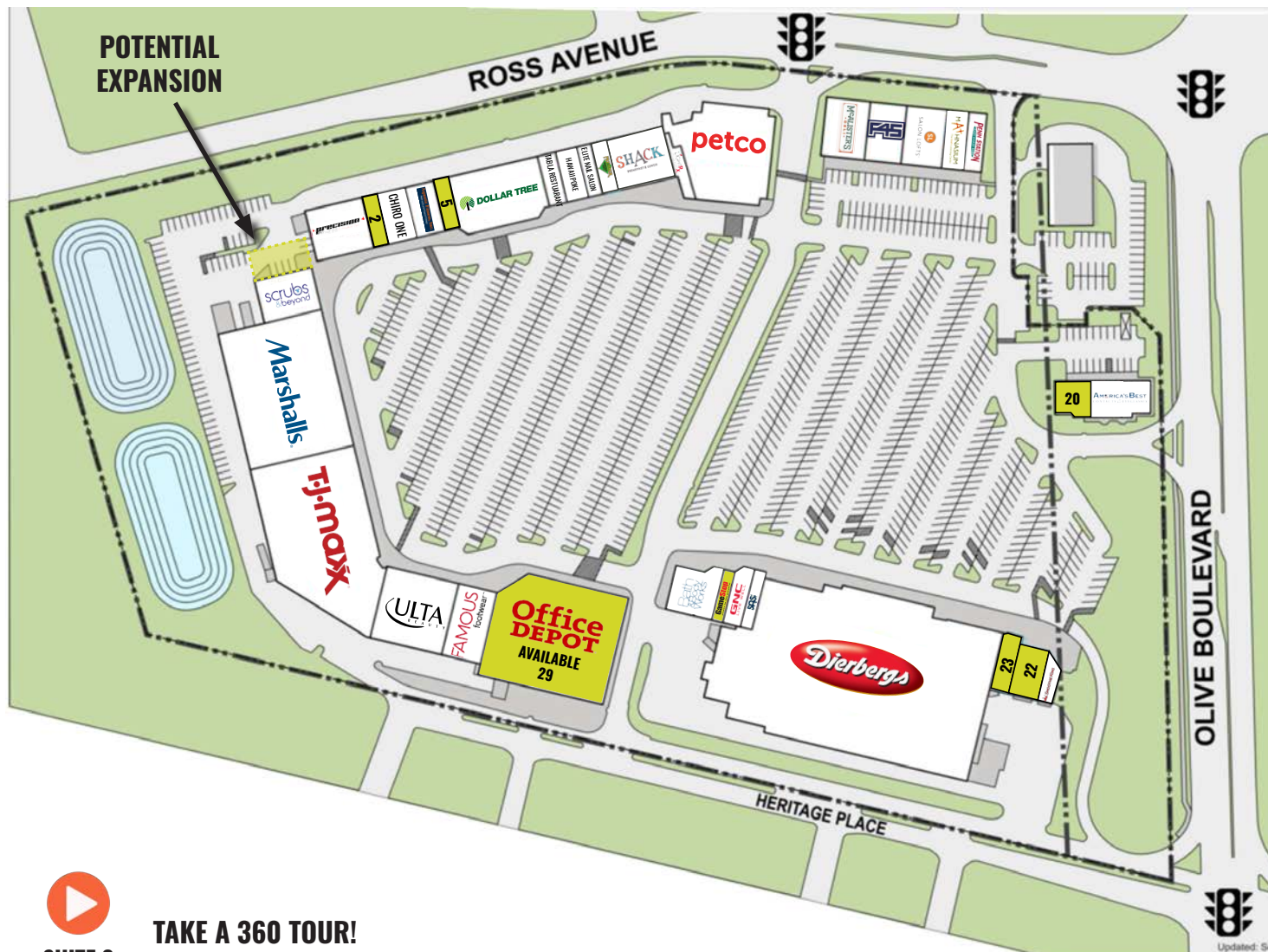
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SUITE 2

TAKE A 360 TOUR!

Suite	Tenant	SF
1	Precision Fitness	5,600
2	Available	1,400
3	Chiro One	2,773
4	Aquatic Fitness	2,800
5	Available	1,400
6	Dollar Tree	9,600
7	Tabla Restaurant	1,750
8	Hawaii Poke	2,380
9	Elite Nail Salon	1,400
10	Premier Martial Arts	1,400
11	Shack Breakfast & Lunch	5,600
12	LightRx Face & Body Med Spa	2,100
13	Petco	14,566
14	McAlister's Deli	4,800
15	F45 Training	4,070
16	Salon Lofts	4,490
17	Mathnasium	2,241
18	Penn Station East Coast Subs	2,000
19	America's Best Contacts	3,826
20	Available	2,453
21	Smoothie King	1,138
22	Available	2,867
23	Available	1,565
24	Dierbergs Markets	74,721
25	SAS Shoes	2,020
26	GNC	1,230
27	GameStop (AVAILABLE 4/30/2026)	1,390
28	Bath & Body Works	3,750
29	Office Depot	25,650
30	Famous Footwear	5,948
31	Ulta	9,942
32	TJ Maxx	30,025
33	Marshalls	27,550
34	Scrubs & Beyond	4,800



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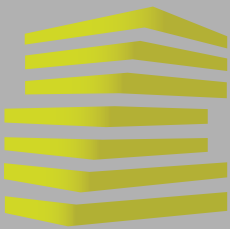


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## PHOTOS & DETAILS

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- 1,400-4,432 SF SMALL SHOP SPACE AVAILABLE IN DIERBERGS ANCHORED SHOPPING CENTER
- 25,650 SF JUNIOR BOX AVAILABLE (DIVISIBLE)
- JOIN MARSHALLS, TJ MAXX, ULTA, FAMOUS FOOTWEAR, DOLLAR TREE, AND PETCO
- CALL BROKER FOR PRICING



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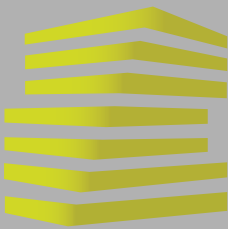


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# HERITAGE PLACE MARKET AERIAL

ALEX APTER

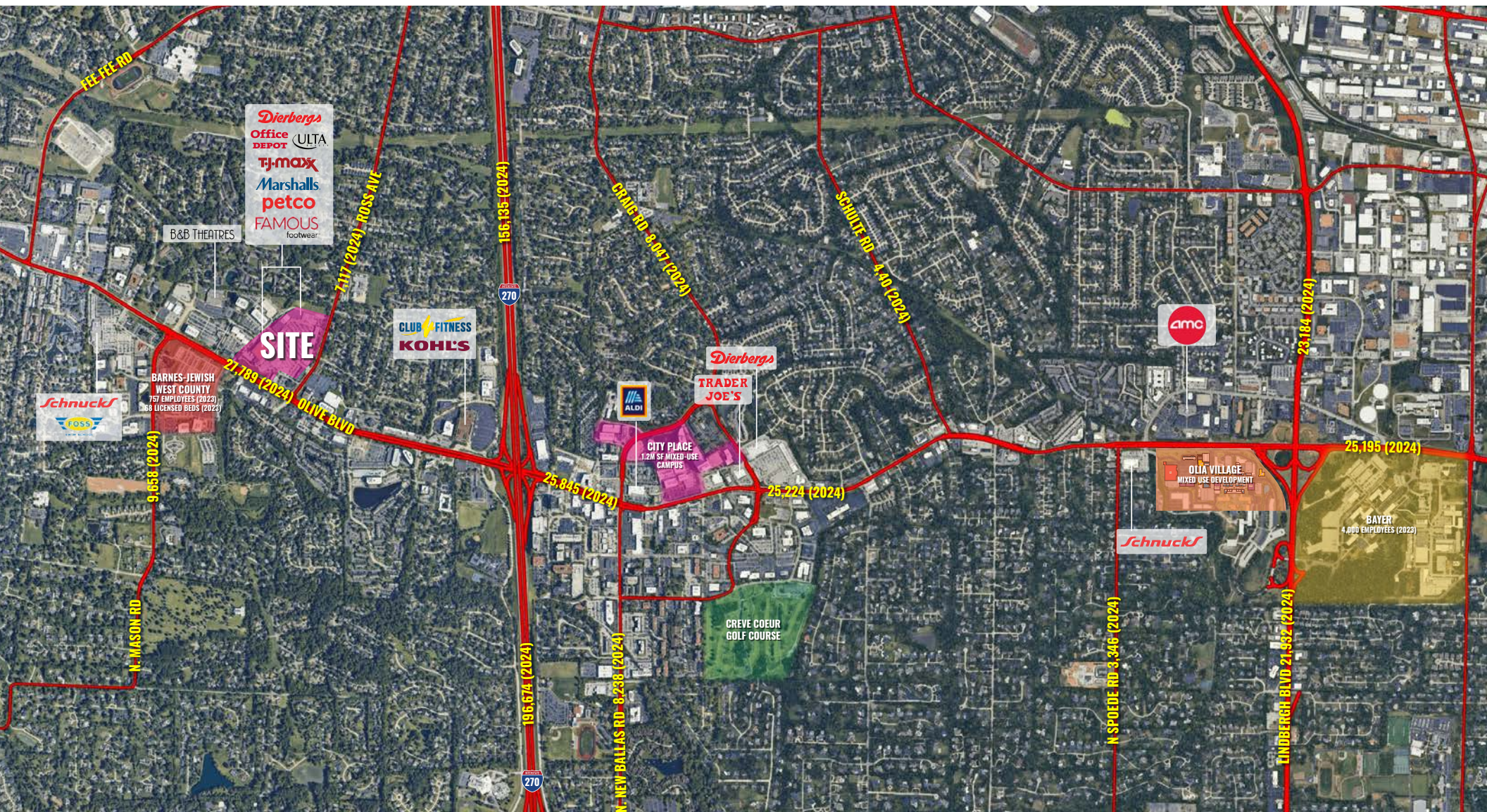
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