

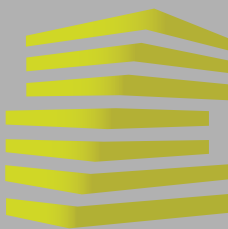
7318
OLIVE BLVD

UNIVERSITY CITY, MO



LOCATION.
commercial real estate

9,500 SF AVAILABLE FOR SALE OR LEASE



7318 OLIVE BLVD

NEIGHBORHOOD VIBE

ADAM PRESENT

314.818.1550x107 (OFFICE)

314.560.0781 (MOBILE)

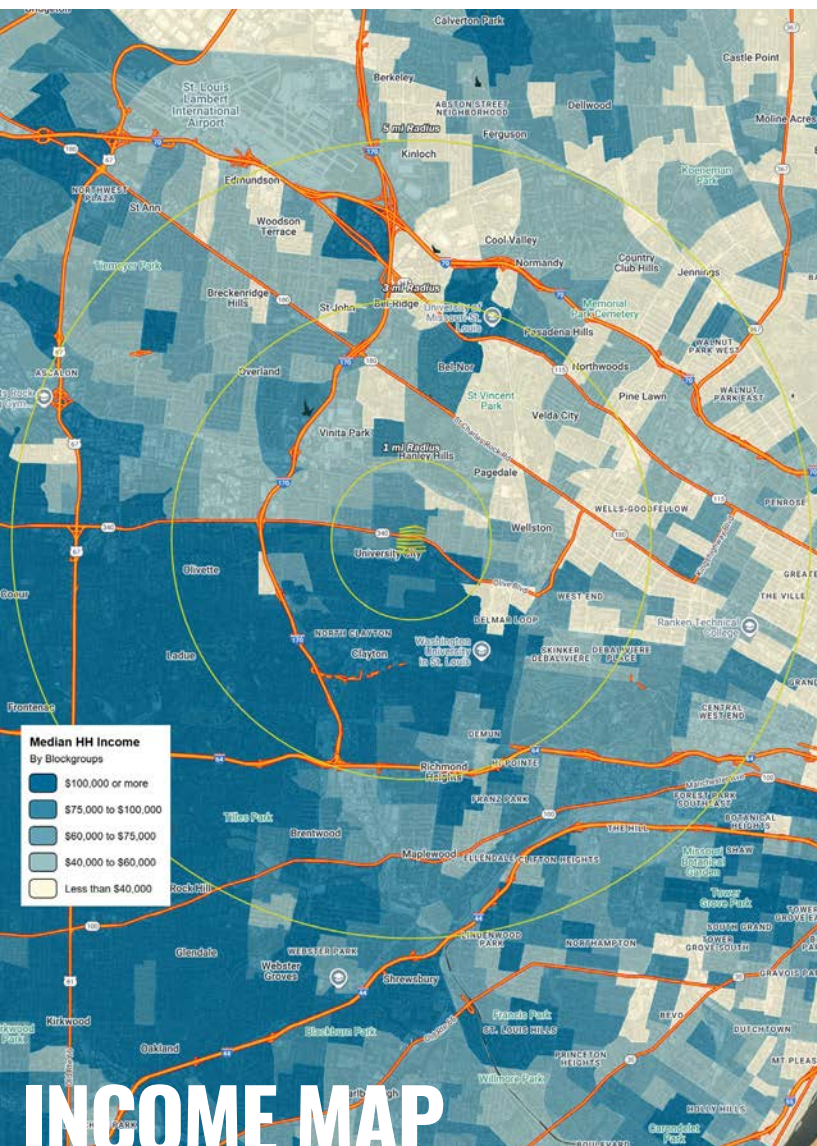
Adam.Present@LocationCRE.com

BEN WEIS

314.818.1563 (OFFICE)

314.629.6532 (MOBILE)

Ben@LocationCRE.com



INCOME MAP

TRADE AREA OVERVIEW

University City is a vibrant inner-ring suburb of St. Louis, located directly west of the city along the historic Delmar Loop. Founded in the early 20th century, the community is best known for its cultural diversity, historic architecture, and lively entertainment districts. With immediate access to major roadways and proximity to Washington University in St. Louis, University City attracts students, professionals, and families alike.

The local economy is anchored by education, healthcare, and retail services, with Washington University serving as the area's largest employer and economic driver. Additional employers include University City School District, local medical practices, and a variety of small businesses that thrive in the walkable commercial corridors.

The Delmar Loop, consistently ranked among the top entertainment districts in the nation, features a mix of restaurants, boutique shops, live music venues, and cultural attractions such as The Pageant concert hall and the St. Louis Walk of Fame. Nearby parks, including Heman Park and Millar Park, provide recreation and community gathering spaces.

University City continues to grow as a cultural and commercial hub, blending historic character with modern amenities, making it one of the most dynamic and recognizable trade areas in the St. Louis region.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	16,429	119,403	291,374
HOUSEHOLDS	7,313	51,863	132,337
EMPLOYEES	3,495	88,141	200,549
MED HH INCOME	\$93,164	\$90,707	\$78,812

AREA RETAIL | RESTAURANTS

BANK OF AMERICA



Walgreens



DOLLAR TREE

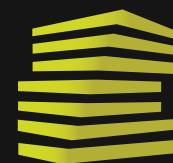


Schnucks



REALTY
RESOURCES
MEMBER

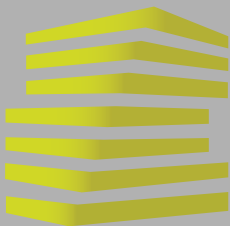
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FLOOR PLAN + DETAILS

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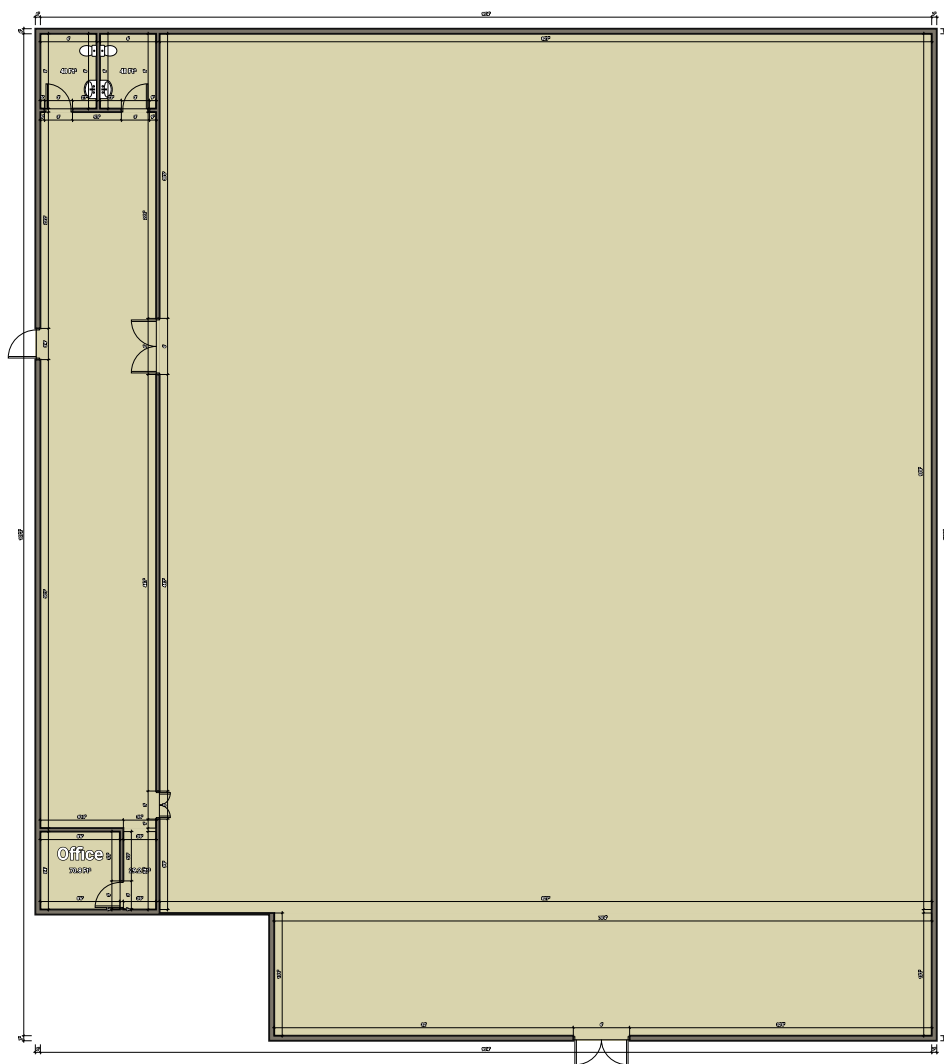
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- 9,500 SF AVAILABLE FOR SALE OR LEASE (FORMER FAMILY DOLLAR)
- LOCATED AT SIGNALIZED INTERSECTION
- 26,045 VPD
- FREESTANDING POLE SIGN AVAILABLE
- TOTAL BUILDING IS 14,000 SQ. FT
- LEASE RATE: \$12.00 PSF NNN
- SALE PRICE: \$1,300,000
- CALL BROKER FOR DETAILS

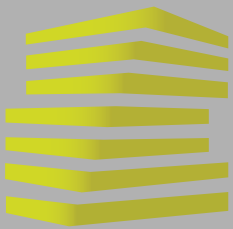


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MARKET AERIAL

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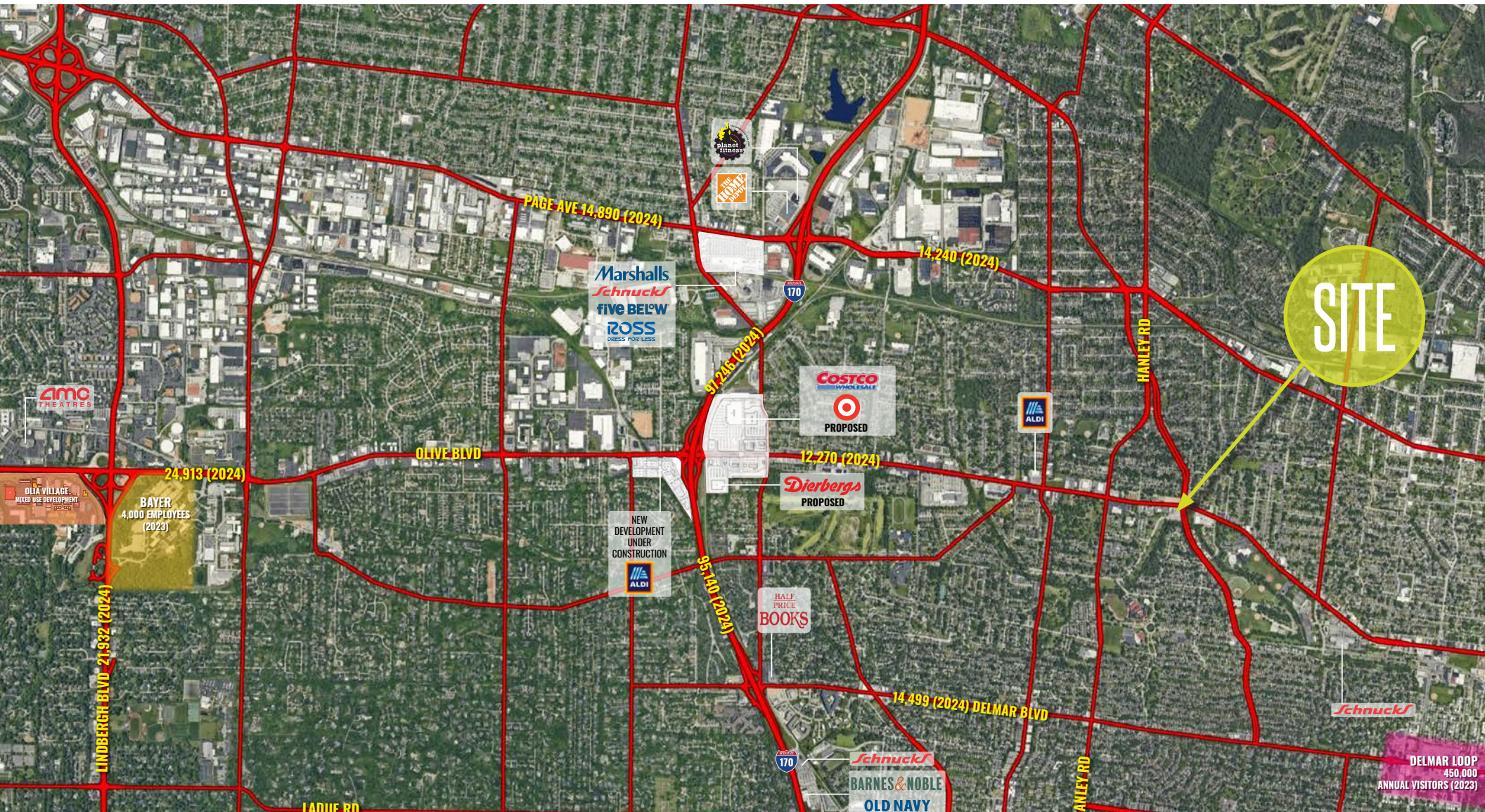
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