

1,400 SF RETAIL SPACE AVAILABLE FOR LEASE

10901-10911 OLIVE BOULEVARD | CREVE COEUR, MISSOURI 63141

**THE BEST KEPT SECRET
IN THE CREVE COEUR MARKET -
ALL TENANTS PERFORM VERY WELL**



PROPERTY HIGHLIGHTS & DESCRIPTION

- Top-tier Walgreens in the St. Louis market
- #2 Noodles & Co. in the market with large year-over-year sales increases
- Fro-Yo experiencing significant year-over-year sales increases
- Co-tenants include Walgreens, top quartile Total Access Urgent Care, BMO | Harris Bank consolidated branch from west of I-270, Noodles & Co., Fro-Yo and 18|8 Fine Men's Salons
- Access to the signalized intersection at Olive Blvd and Graeser Road
- Unobstructed visibility directly from Olive Blvd
- Traffic volume on Olive Blvd in excess of 30,000 VPD
- Abundant parking
- Prominent building signage available
- **LEASE RATE: PLEASE CALL BROKER FOR PRICING**

ABOUT CREVE COEUR

- Provides the third largest office population in St. Louis
- New 182 and 174-unit apartment complexes within a 1/2 mile of the property with an additional 20 units recently opened one block away, and 160 apartments immediately behind the Center as well as the Briarcliff condominiums
- Home to Bayer Corporation's US headquarters, the Donald Danforth Plant Science Center, Mercy Hospital St. Louis and Barnes-Jewish West County Hospital

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1-MILE DEMOGRAPHICS

POPULATION:	10,081
DAYTIME EMPLOYMENT:	10,614
NO. OF HOUSEHOLDS:	4,698
AVG. HOUSEHOLD INCOME:	\$138,864

3-MILE DEMOGRAPHICS

POPULATION:	60,955
DAYTIME EMPLOYMENT:	108,875
NO. OF HOUSEHOLDS:	26,815
AVG. HOUSEHOLD INCOME:	\$139,715

5-MILE DEMOGRAPHICS

POPULATION:	191,208
DAYTIME EMPLOYMENT:	231,794
NO. OF HOUSEHOLDS:	82,536
AVG. HOUSEHOLD INCOME:	\$131,639