



**PRIME UNIVERSITY  
CITY MIXED-USE**

SCAN HERE!



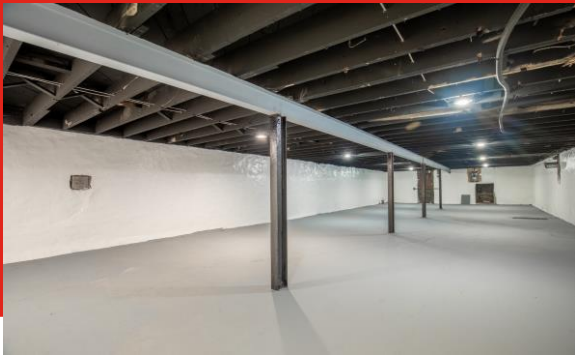
**MARK CLARKSON**

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**6740 OLIVE BOULEVARD**  
**ST. LOUIS, MO 63130**  
**4,320 S.F. | \$12-14/S.F. M.G.**

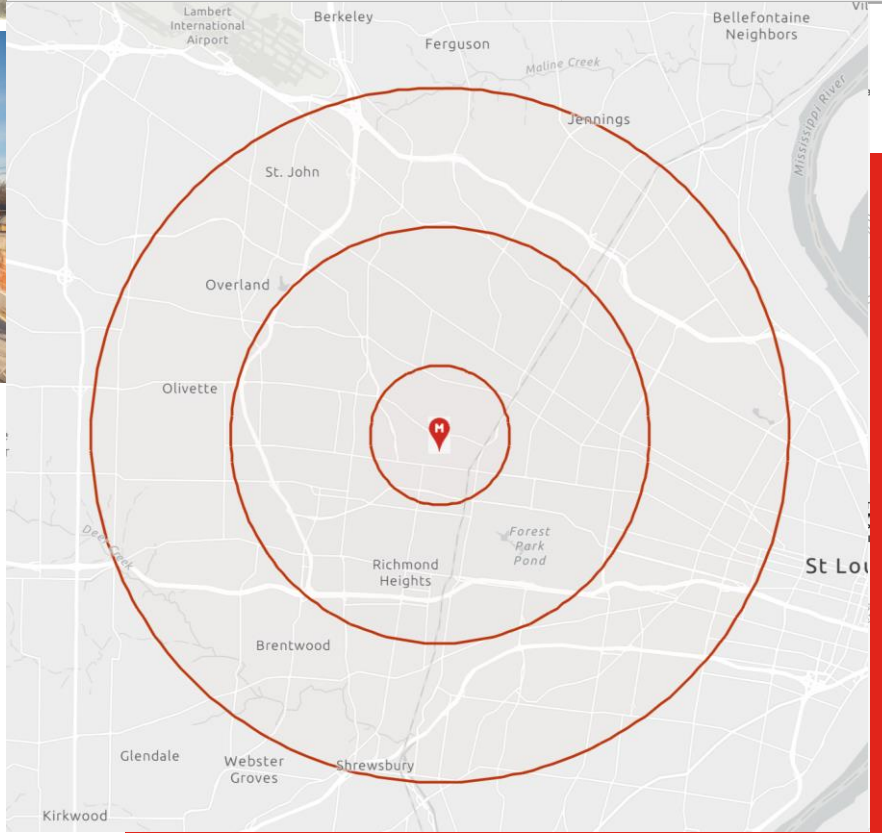
**FOR LEASE**

**PROPERTY INFORMATION**



- **PRIME MIXED-USE GEM AT THE HEART OF THE OLIVE BOULEVARD / KINGSLAND AVENUE COMMERCIAL REVITALIZATION**
- **LONG LIST OF GUT RENOVATIONS COMPLETED IN 2023-2024, READY FOR BUYER/TENANT FINISHES**
- **OPPORTUNITY FOR A 2-LEVEL RETAIL/OFFICE 2<sup>ND</sup> FLOOR FOR A PERFECT LIVE-WORK SETUP**
- **CONVENIENTLY LOCATED NEAR THE U. CITY LOOP, WASHINGTON UNIVERSITY, KINGSLAND SENIOR LIVING, CRESCENT PLUMBING AND HEMAN PARK, AMONG MANY OTHER ATTRACTIONS**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	20,243	124,166	310,707
HOUSEHOLDS	8,590	56,483	141,688
AVERAGE HH INCOME	\$109,505	\$111,354	\$95,468



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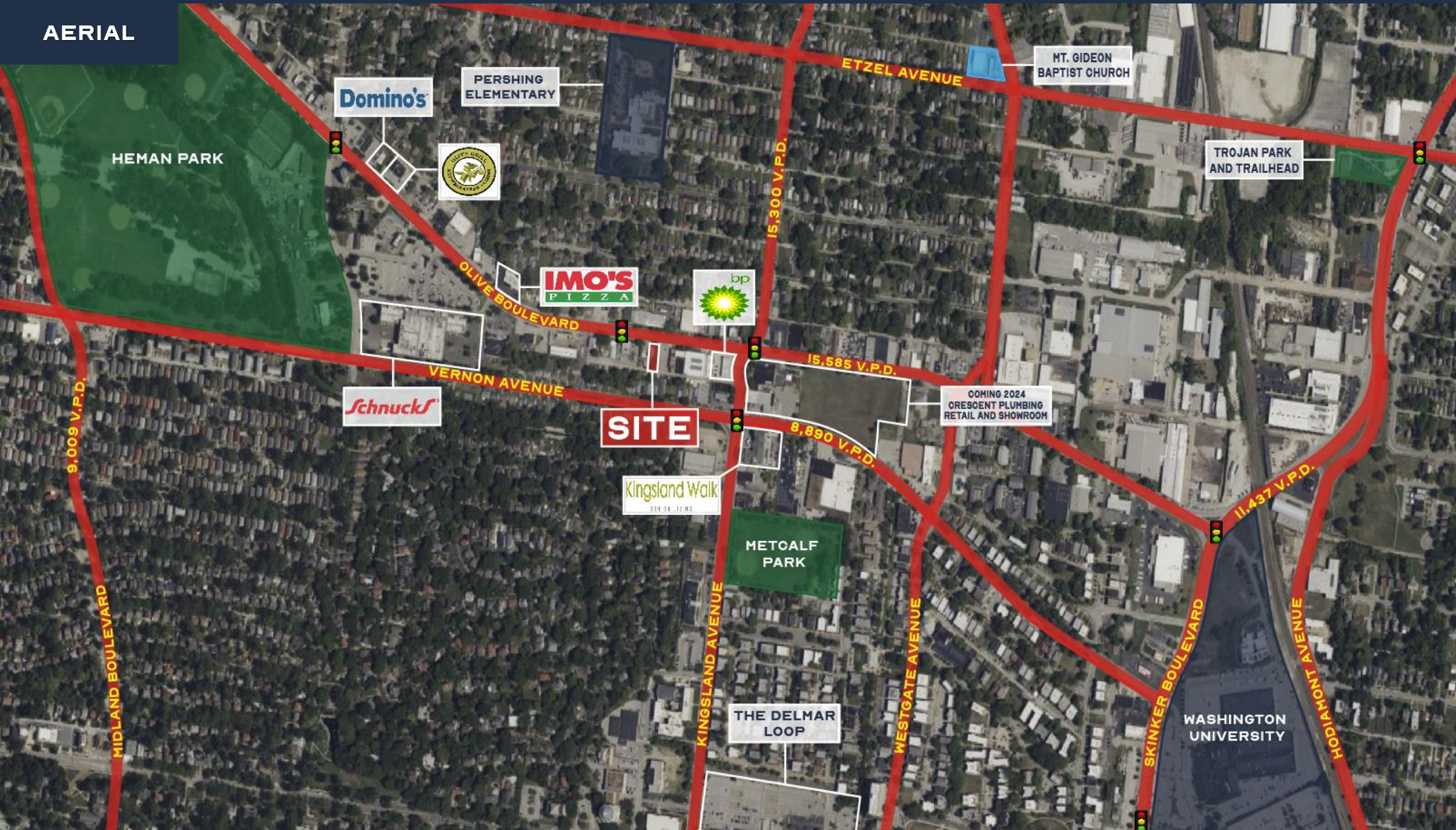


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