

OFFERING SUMMARY

1 1062 - 1 1072

OLIVE BOULEVARD

CREVE COEUR, MO 63144

INVESTMENT SALE

Great Location at Hard Corner
on Creve Coeur's Retail Corridor
| 0.93 Acre Lot - 6,120 Square
Foot Building | Fully Leased |
Experienced Tenants

L³ CORPORATION

1401 S. BRENTWOOD BLVD. SUITE 475
SAINT LOUIS, MO 63144

L3CORP.NET



OFFERED EXCLUSIVELY BY:

ALANA MOYLAN

Alana@L3corp.net
D: 314.282.9830
C: 314.495.5013

CRAIG WIELANSKY

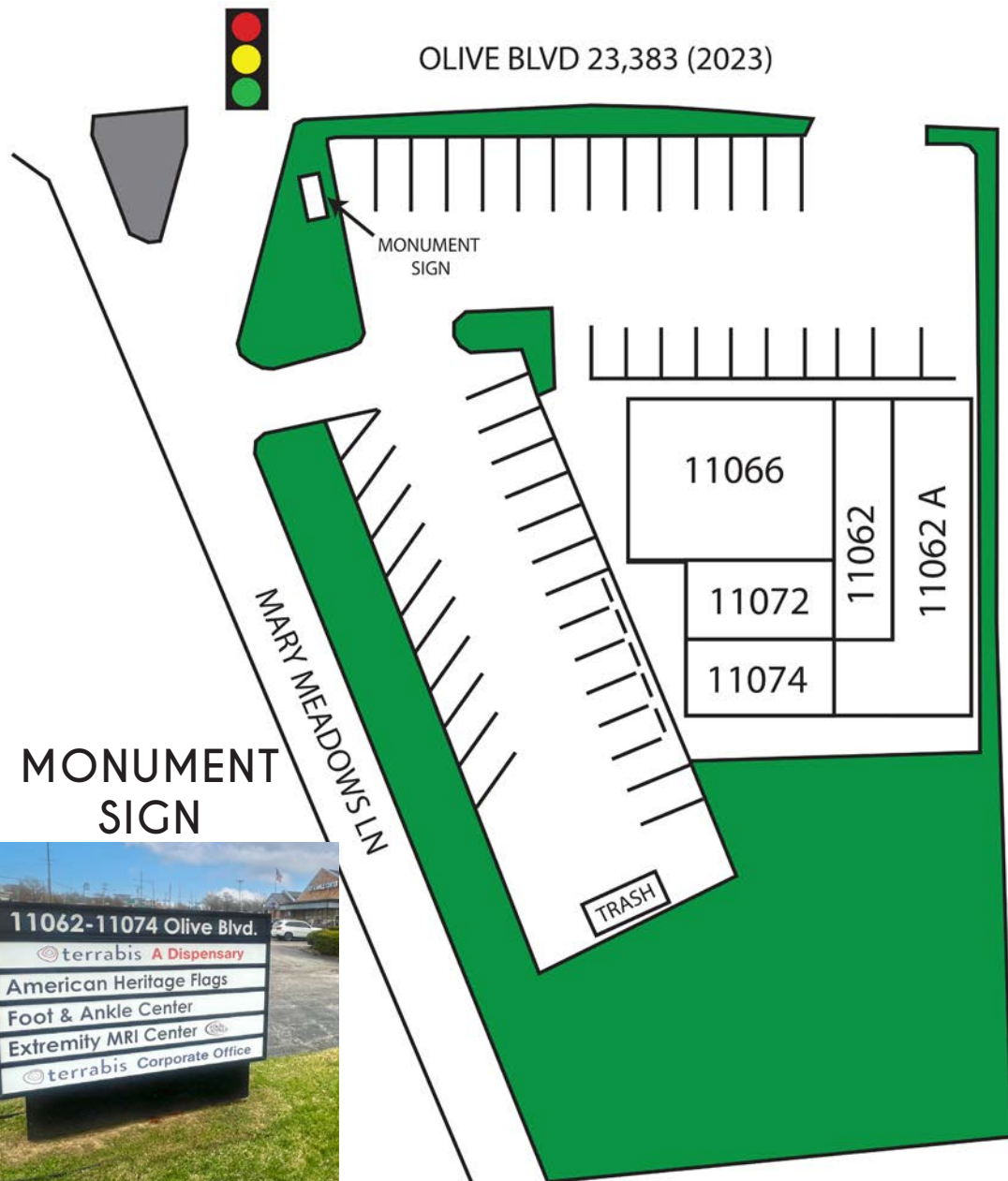
Craig@L3corp.net
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C: 314.308.0464

CONTACT
BROKERS
FOR
OFFERING
MEMORANDUM

11062-11072 OLIVE BLVD

SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT: **L³ CORPORATION**
ALANA MOYLAN | **CRAIG WIELANSKY**
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 314.495.5013 (MOBILE) | 314.308.0464 (MOBILE)
 ALANA@L3CORP.NET | CRAIG@L3CORP.NET






MONUMENT SIGN



SUITE	TENANT	SIZE
11062 A	TERRABIS	1,720 SF
11062	AMERICAN HERITAGE	1,120 SF
11066	FOOT AND ANKLE	2,000 SF
11072	SKIN THERAPY	640 SF
11074	TERRABIS CORPORATE OFFICE	640 SF
TOTAL		6,120 SF

POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
		
<u>1 MILE</u> 8,313	<u>1 MILE</u> 3,325	<u>1 MILE</u> \$126,136
<u>3 MILES</u> 571,131	<u>3 MILES</u> 26,347	<u>3 MILES</u> \$144,171
<u>5 MILES</u> 144,697	<u>5 MILES</u> 55,143	<u>5 MILES</u> \$145,754

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ZOOM AERIAL

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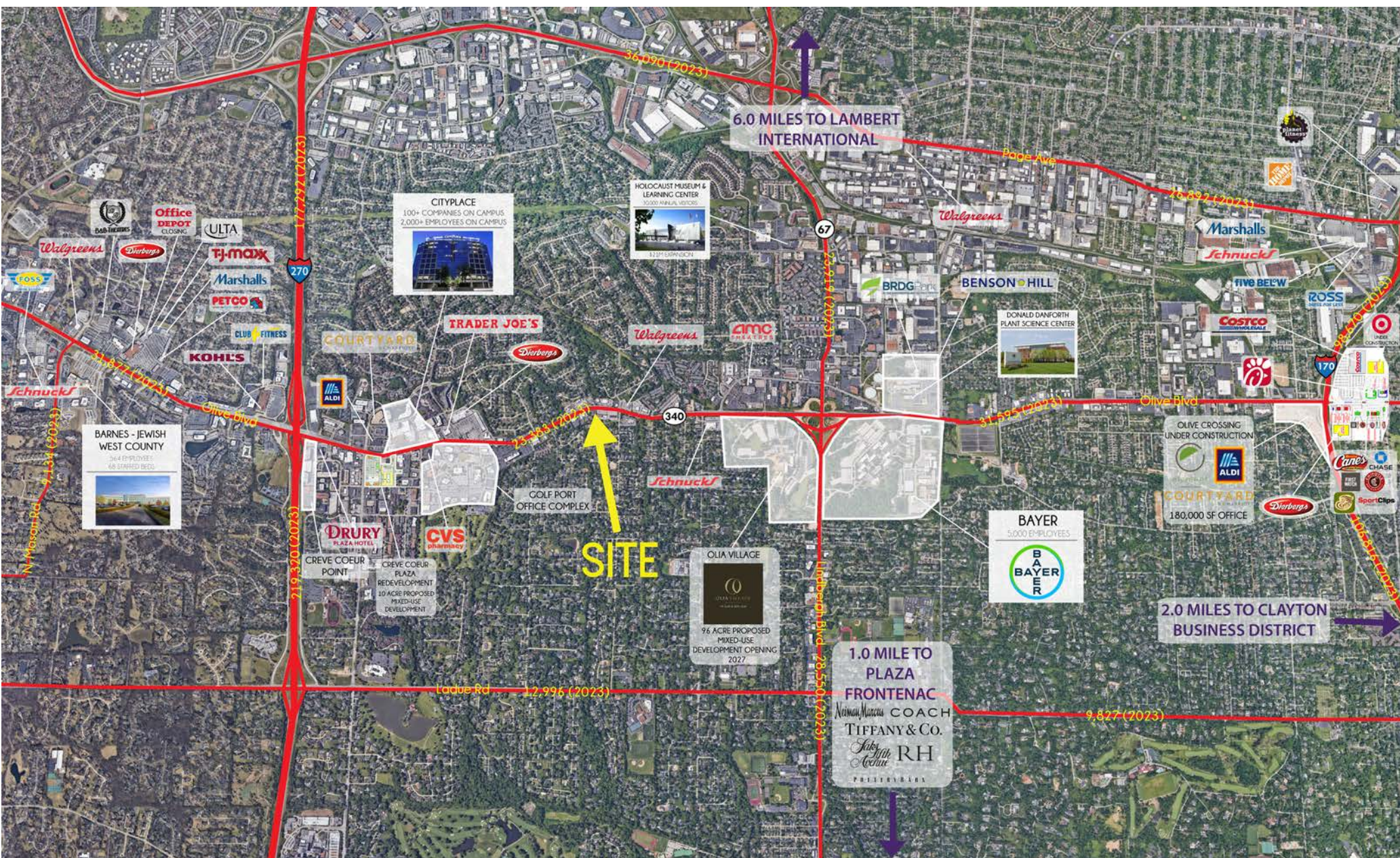


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MARKET AERIAL

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