



7901 OLIVE BLVD.

UNIVERSITY CITY, MO 63130

0.31 ACRE LOT FOR SALE ONLY ONE MILE FROM THE NEWLY OPENED COSTCO!!



7901 OLIVE BLVD.

PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KYLE@L3CORP.NET

L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)




314.708.2009 (MOBILE)

RICK@L3CORP.NET



- 1,531 SF former auto shop on 0.31 acres for sale
- At the intersection of Olive Blvd & Fairview Ave with over 17,000 VPD
- Two drive in, oversized doors
- Great visibility in dense neighborhood!
- Up to 0.76 acres can be assembled, call for details

POPULATION ANALYSIS

POPULATION		<u>1 MILE</u> 13,669	<u>3 MILES</u> 107,618	<u>5 MILES</u> 271,842
HOUSEHOLDS		<u>1 MILE</u> 5,932	<u>3 MILES</u> 43,923	<u>5 MILES</u> 117,287
AVG HH INCOME		<u>1 MILE</u> \$91,392	<u>3 MILES</u> \$118,167	<u>5 MILES</u> \$97,276



VIEW &
DOWNLOAD:

DEMO REPORT

MARKET AERIAL

RICK@L3CORP.NET



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.