

OFFERING SUMMARY

11062 -11072

OLIVE BOULEVARD

CREVE COEUR, MO 63141

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 63141

L3CORPORATION.COM



CONTACT
BROKERS
FOR
OFFERING
MEMORANDUM

OFFERED EXCLUSIVELY BY:

RICK SPECTOR

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D: 314.282.9827

C: 314.708.2009

CRAIG WIELANSKY

CWIELANSKY@L3CORPORATION.COM

D: 314.282.9832

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11062-11072 OLIVE BLVD

SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT:

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM

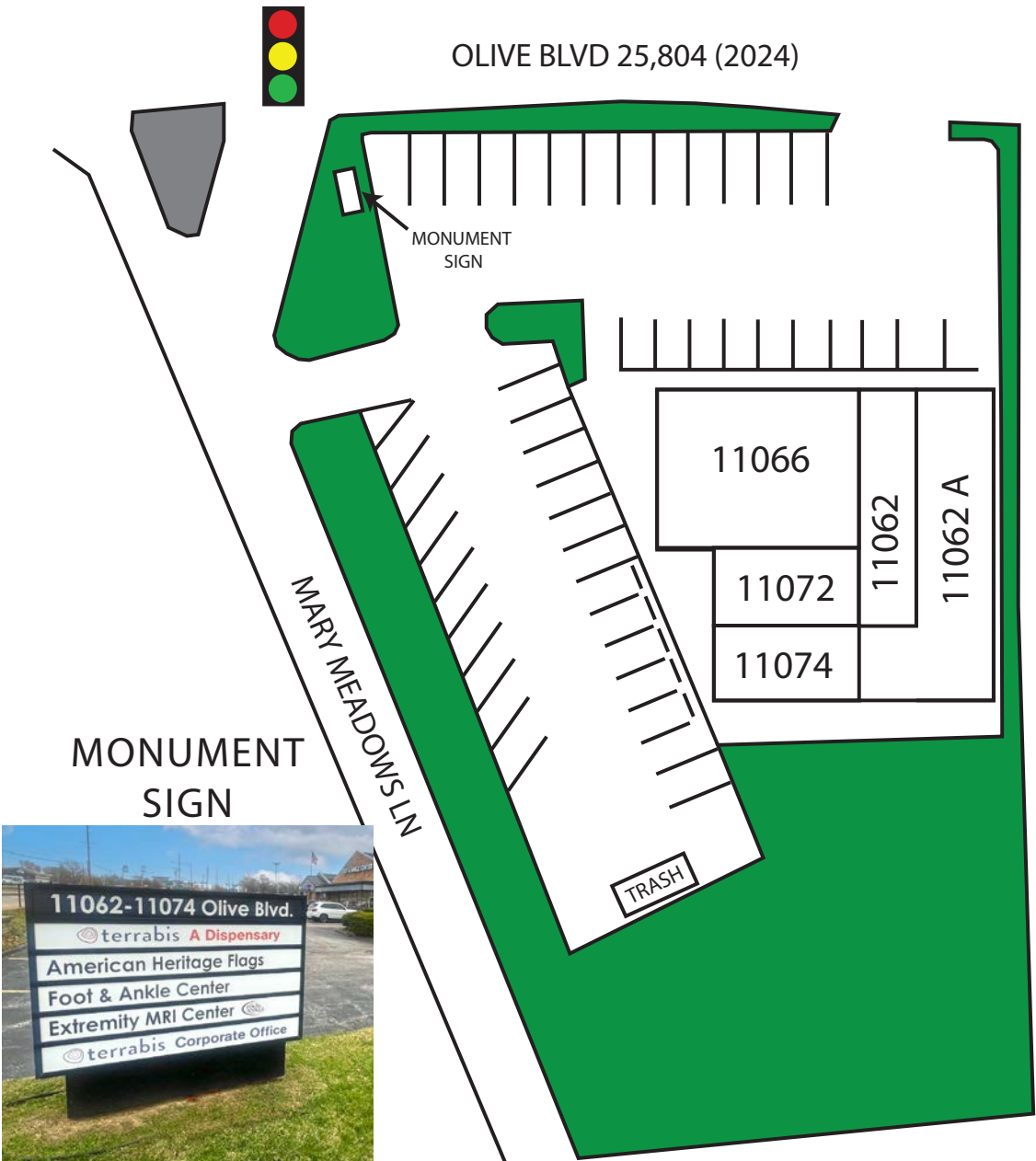
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SUITE	TENANT	SIZE
11062 A	TERRABIS	1,720 SF
11062	AMERICAN HERITAGE	1,120 SF
11066	FOOT AND ANKLE	2,000 SF
11072	SKIN THERAPY	640 SF
11074	TERRABIS CORPORATE OFFICE	640 SF
TOTAL		6,120 SF

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

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.

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ZOOM AERIAL

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MARKET AERIAL

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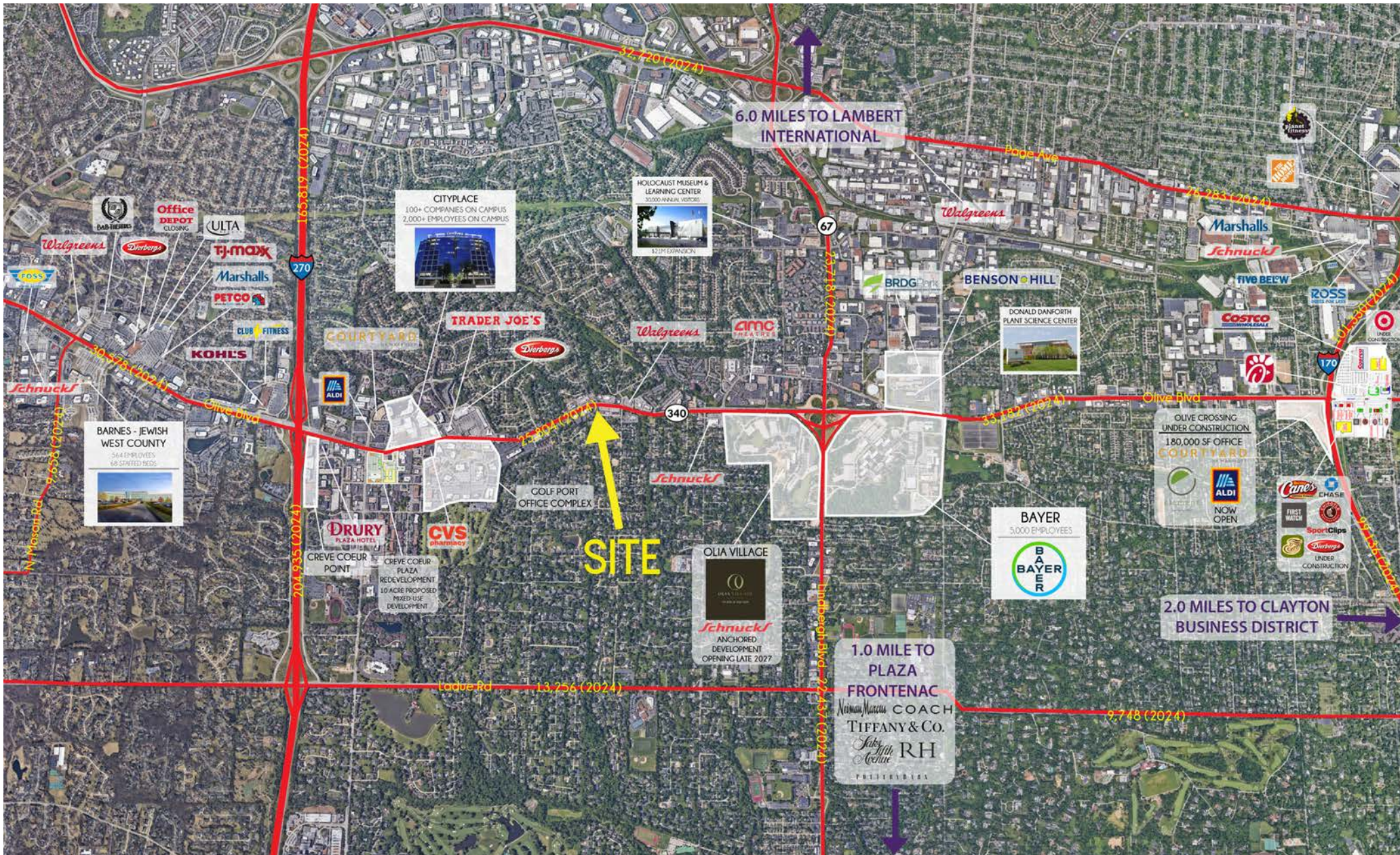
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