

# 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



CONTACT  
BROKERS  
FOR  
OFFERING  
MEMORANDUM

OFFERED EXCLUSIVELY BY:

RICK SPECTOR

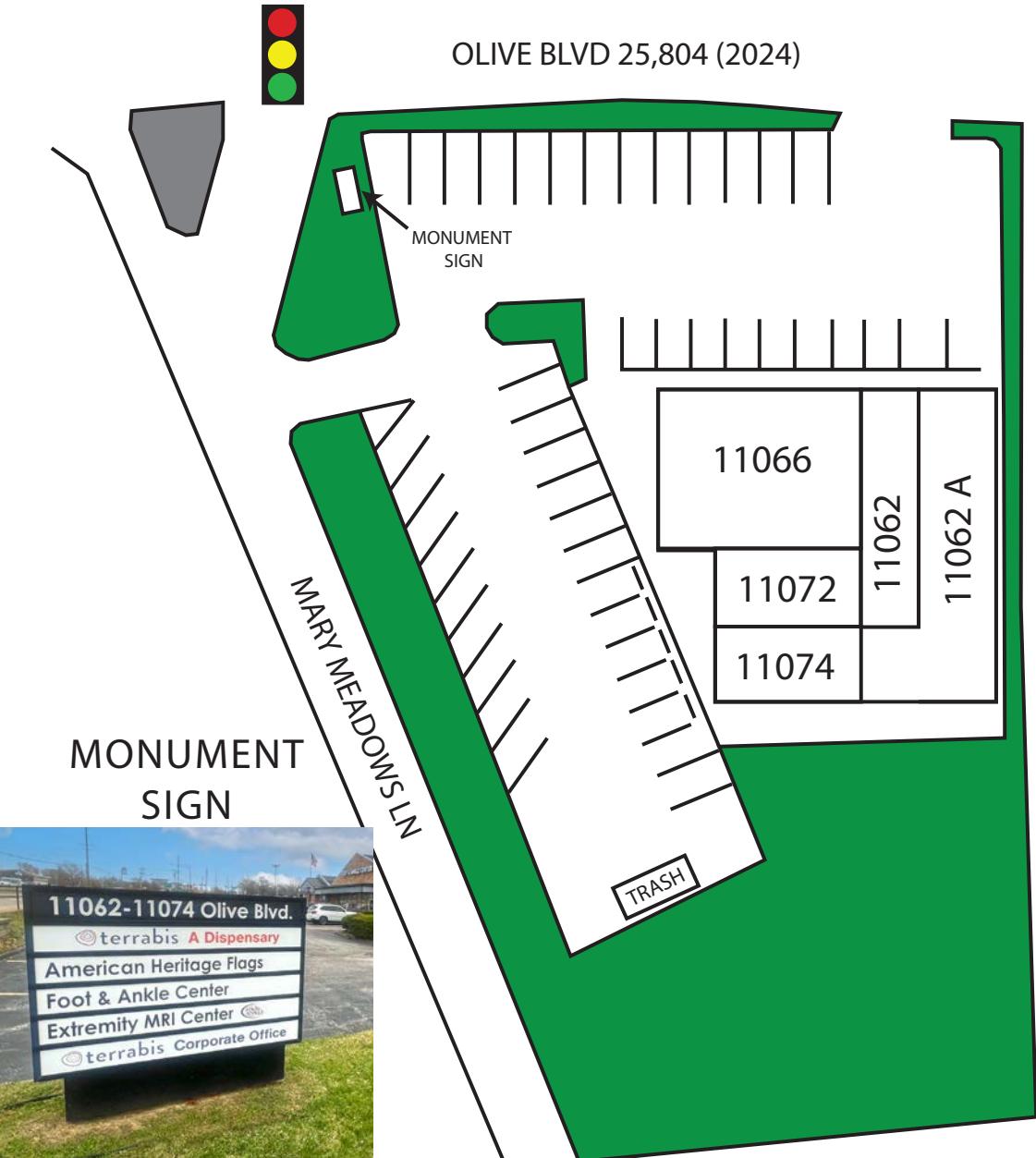
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CRAIG WIELANSKY

CWIELANSKY@L3CORPORATION.COM  
D: 314.282.9832  
C: 314.308.0464

# 11062-11072 OLIVE BLVD

## SITE PLAN & DEMOGRAPHICS



PLEASE CONTACT:  
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 314.708.2009 (MOBILE)  
 RSPECTOR@L3CORPORATION.COM

**L<sup>3</sup> CORPORATION**  
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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
<b>TOTAL</b>		<b>6,120 SF</b>

## 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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# MARKET AERIAL

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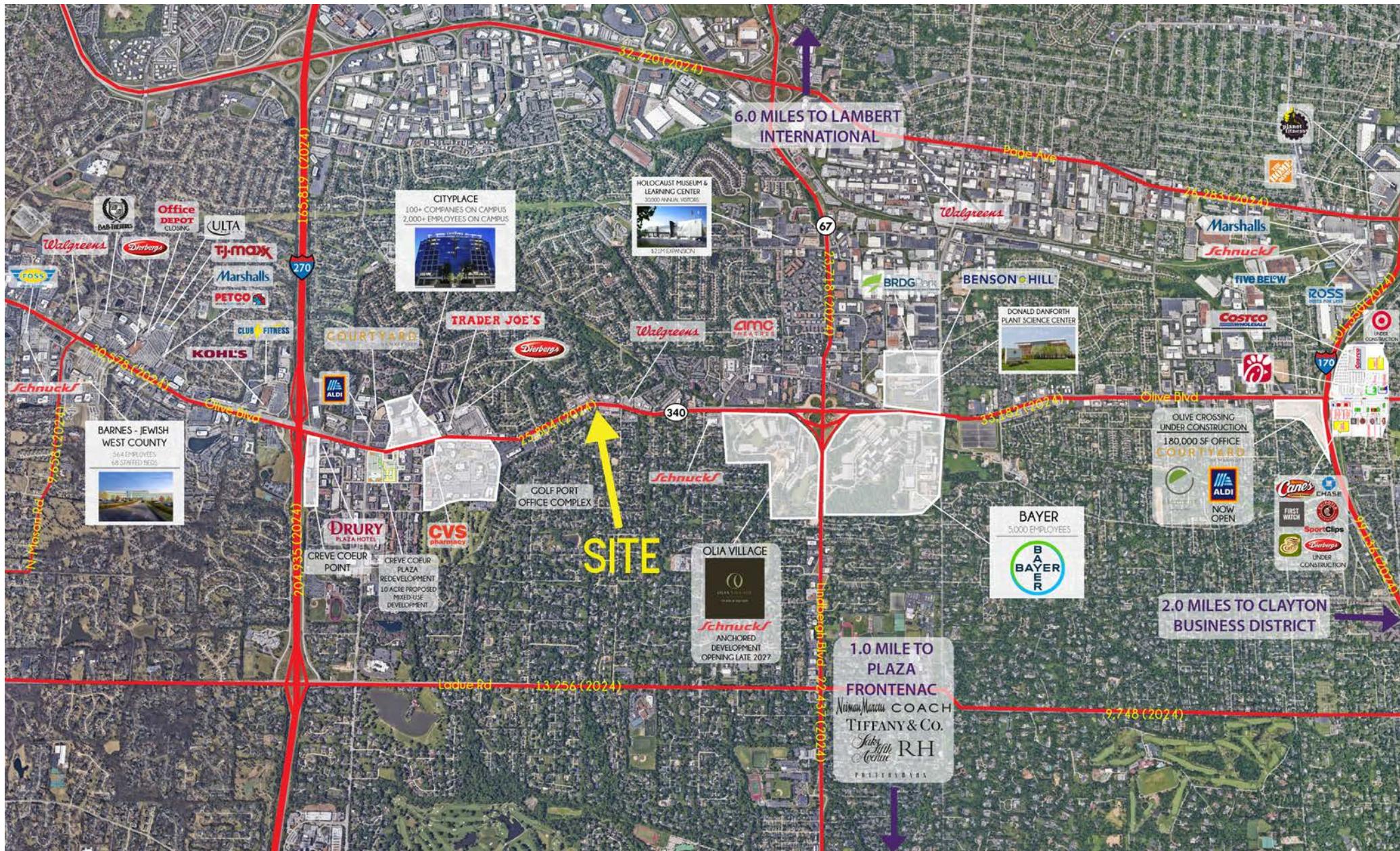
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