

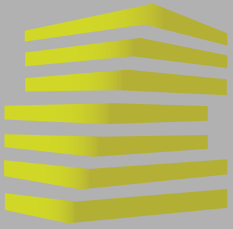
CITYPLACE

11601-11615 OLIVE BLVD & 11629-11647 OLIVE BLVD

CREVE COEUR, MO



LOCATION.
commercial real estate



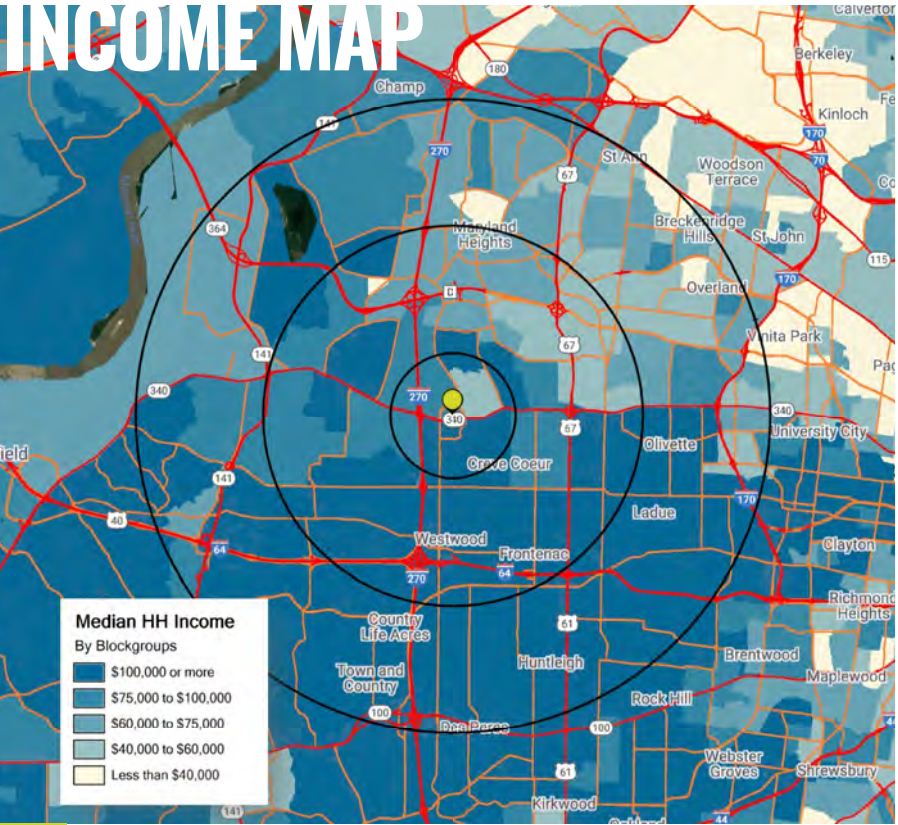
CITY PLACE

NEIGHBORHOOD VIBE

SCOTT BITNEY
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 314.276.4673 (MOBILE)
 Scott@LocationCRE.com

ALEX APTER
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INCOME MAP



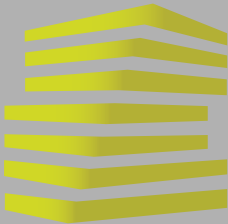
With a population of 17,833, Creve Coeur, Missouri is a premier community for business in the St. Louis area because of its central location, amenities and high quality of life. Interstate 270, Interstate 64 and other primary roadways connect the city to the region and Lambert-St. Louis International Airport is less than 12 miles away. The City of Creve Coeur's Standard & Poor bond rating is AAA, one of only four such rated cities in Missouri. The city is ranked 3rd highest in assessed value in St. Louis County.

Creve Coeur is a key node for technology, life sciences and health services in St. Louis. The city is home to Bayer Crop Science Division, the Nidus Center for Scientific Enterprise and the Donald Danforth Plant Center. Eight of the 25 largest IT consulting firms, two of the largest banks, two of the largest international companies in the St. Louis metropolitan area are located in Creve Coeur. Correctional Medical Services, Drury Hotels, Bayer and Isle of Capri Casinos are just a few of the companies that are headquartered in Creve Coeur; the American Association of Orthodontists is headquartered here as well. The city's top employers include Mercy Hospital, Bayer, Thomson Reuters and SSM Health Care. Bayer employs more than 4,000.



2020 DEMOGRAPHICS	POPULATION		1 MILE 9,785	3 MILES 58,974	5 MILES 159,127
	HOUSEHOLD		1 MILE 4,693	3 MILES 27,579	5 MILES 70,882
	AVG HH INCOME		1 MILE \$135,986	3 MILES \$137,778	5 MILES \$131,279





CITY PLACE

SITE PLAN

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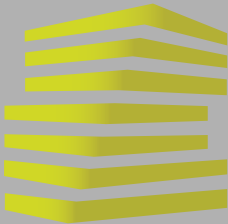


1	YOGA SIX	2,848 SF
2	METRO IMAGING	3,183 SF
3	T-MOBILE	3,737 SF
4	CRUSHED RED	3,303 SF
5	NEW BALANCE	3,581 SF
6	IL BEL LAGO	6,200 SF
7	ESPN RADIO	
8A	ATHLETES UNLIMITED	9,256 SF
8B	CYCLE BAR	3,000 SF
8C	ORZO MEDITERRANEAN	2,000 SF
9A	DIAMONDS DIRECT	5,000 SF
9B	TREATS UNLEASHED	2,100 SF
9C	FIT FLAVORS	2,100 SF
9D	AVAILABLE	2,743 SF
10	METRO IMAGING	4,676 SF
11	AVAILABLE (DIVISIBLE)	5,185 SF
12	POTBELLY	2,000 SF
13	CROWN OPTICAL	2,480 SF

- 2,743 SF FULLY BUILT OUT RESTAURANT AVAILABLE WITH LARGE PATIO
- 5,185 SF FORMER FITNESS USE (DIVISIBLE)
- CENTRALLY LOCATED IN THE HEART OF THE CREVE COEUR BUSINESS DISTRICT IN FRONT OF CITY PLACE OFFICE CAMPUS WITH 1.2 MILLION SQUARE FEET OF OFFICE
- CREVE COEUR HAS THE THIRD HIGHEST DAYTIME POPULATION IN ST. LOUIS
- EXCELLENT VISIBILITY TO OVER 30,000 VPD ON OLIVE BLVD
- SITUATED BETWEEN MULTIPLE GROCERY STORES, DIERBERGS, SCHNUCKS AND TRADER JOE'S
- CALL BROKER FOR PRICING



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RESTAURANT FLOOR PLAN

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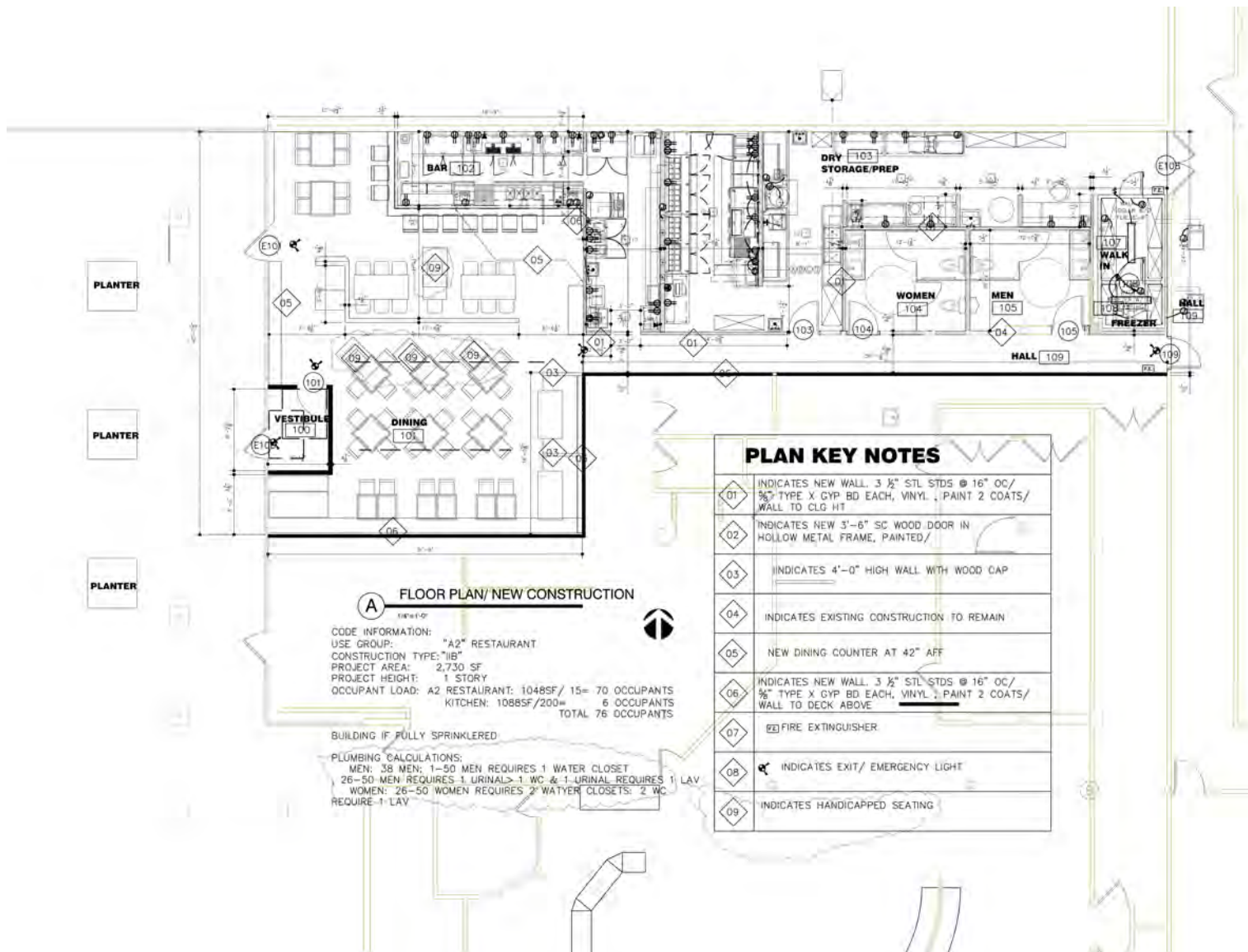
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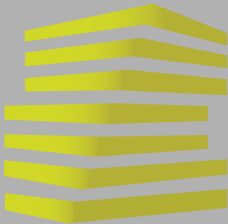
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CITY PLACE

EXAMPLE DEMISING PLAN

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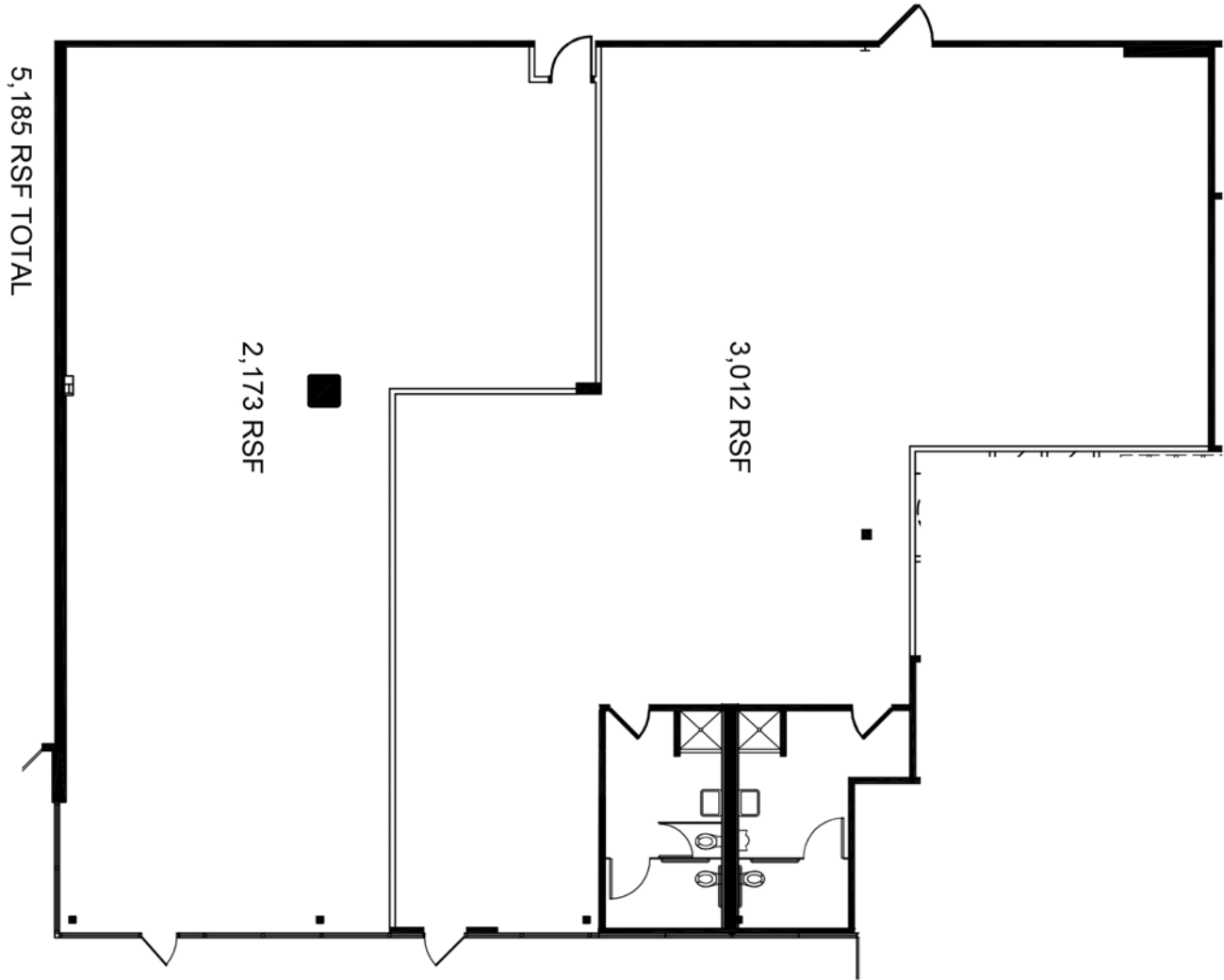
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Example Demising Plan



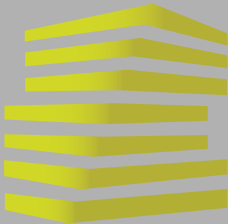
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ZOOM AERIAL

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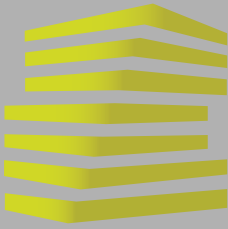


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CITY PLACE

MARKET AERIAL

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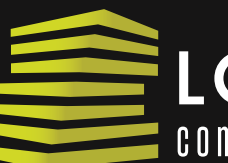
SITE

BARNES-JEWISH WEST COUNTY
564 EMPLOYEES
113 LICENSED BEDS

BELLERIVE COUNTRY CLUB
0.8 MI SOUTHWEST
HOME OF THE 2018 PGA CHAMPIONSHIP

CREVE COEUR GOLF COURSE

MISSOURI BAPTIST HOSPITAL
1.5 MI SOUTH
2,562 EMPLOYEES
489 LICENSED BEDS



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