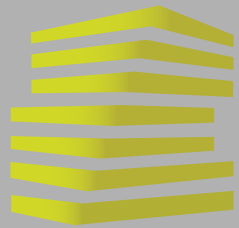


WHISPERING PINES

12669 OLIVE BLVD • 3,750 ENDCAP LOCATED ON
OLIVE BLVD IN CREVE COEUR, MO



LOCATION.
commercial real estate



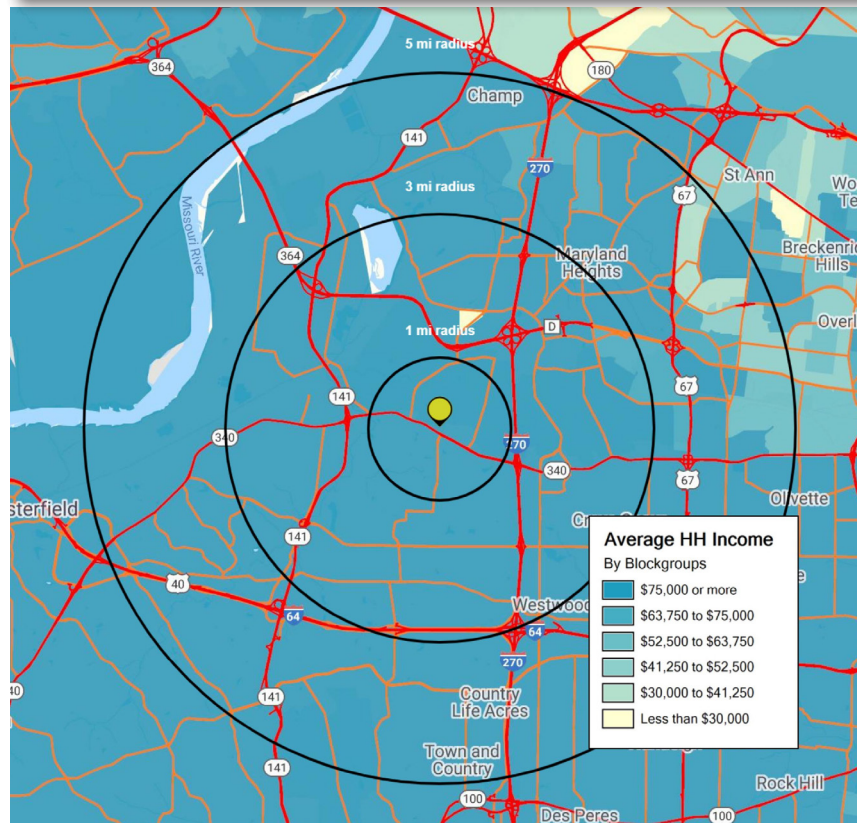
WHISPERING PINES MARKET OVERVIEW

ALEX APTER

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Alex@LocationCRE.com

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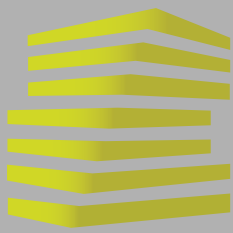
With a population of 17,833, Creve Coeur, Missouri is a premier community for business in the St. Louis area because of its central location, amenities and high quality of life. Interstate 270, Interstate 64 and other primary roadways connect the city to the region and Lambert-St. Louis International 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

	1 MILE	3 MILES	5 MILES
POPULATION	9,994	57,310	131,938
HOUSEHOLD	4,579	26,629	58,156
AVG HH INCOME	\$126,109	\$132,718	\$138,988



WHISPERING PINES

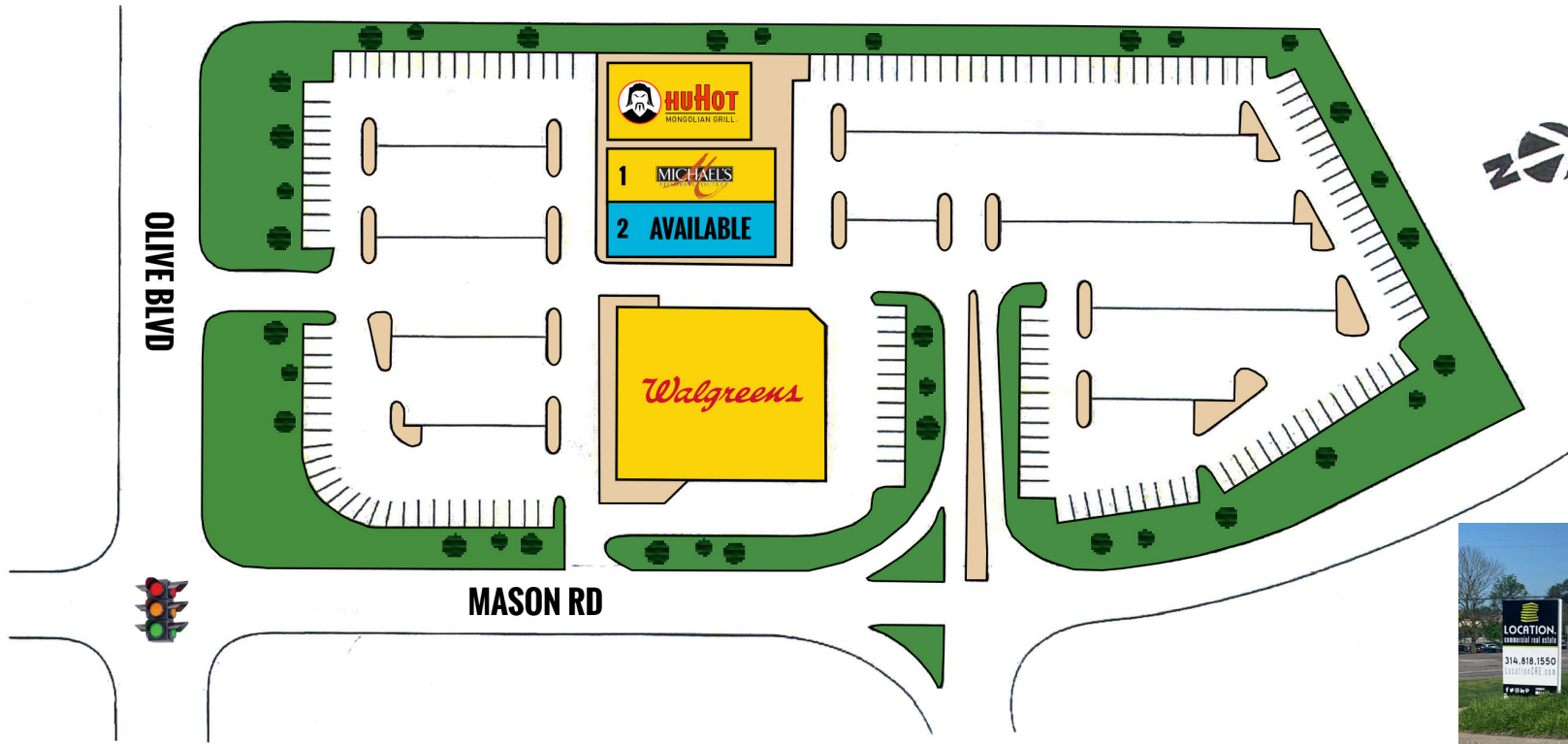
SITE PLAN

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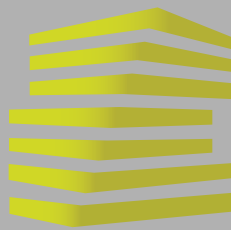
- 3,750 SF ENDCAP LOCATED ON OLIVE BLVD IN CREVE COEUR AT SIGNALIZED INTERSECTION
- EXCELLENT VISIBILITY
- OVER 32,000 VPD
- CLOSE PROXIMITY TO SCHNUCKS, BJC WEST COUNTY HOSPITAL, AND DIERBERGS
- CALL FOR PRICING

1	MICHAEL'S FLOORING	3,750 SF
2	AVAILABLE	3,750 SF



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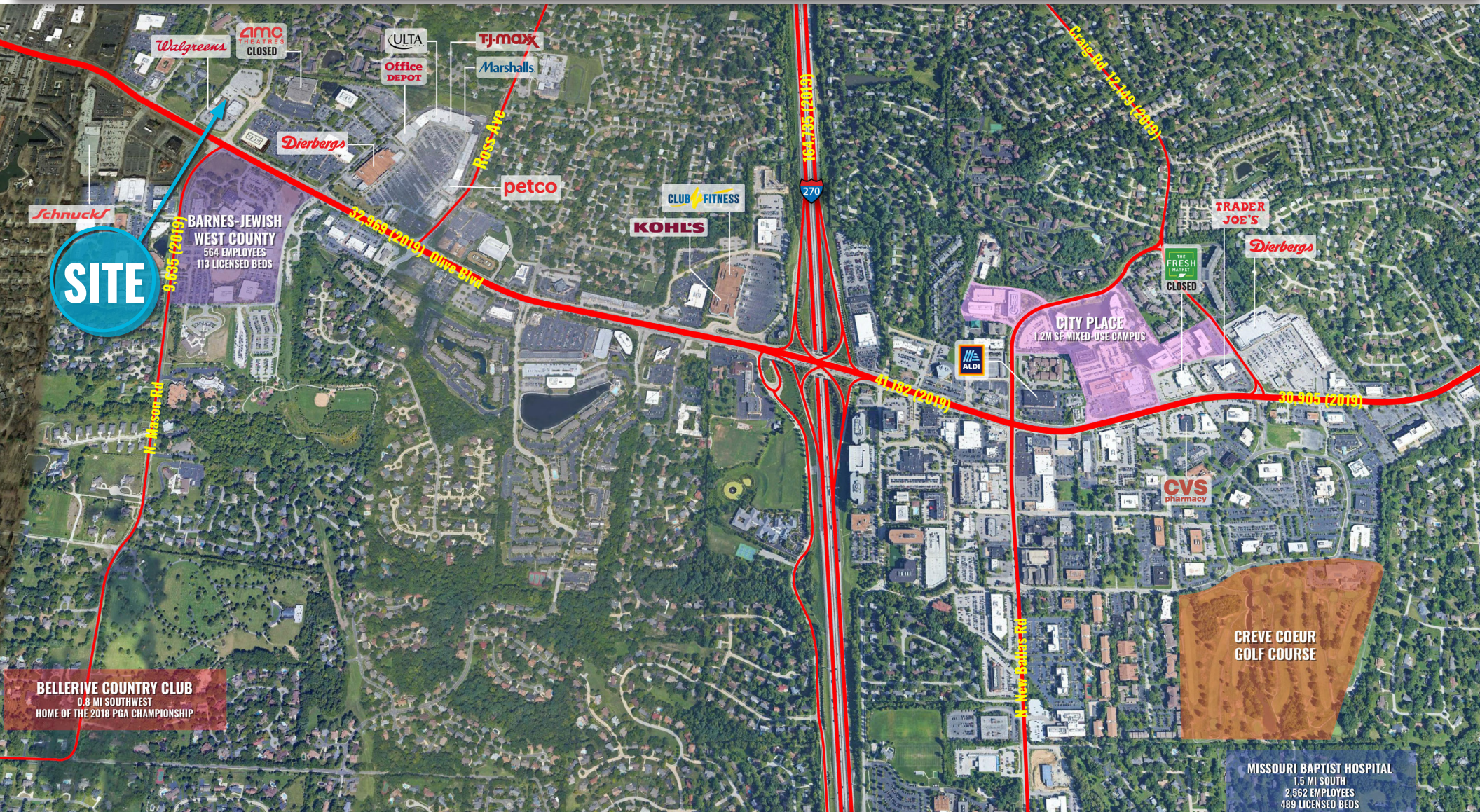
WHISPERING PINES MARKET AERIAL

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SITE

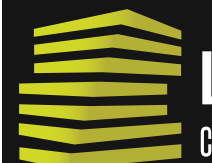
BARNES-JEWISH WEST COUNTY
664 EMPLOYEES
113 LICENSED BEDS

CITY PLACE
1.2M SF MIXED-USE CAMPUS

CREVE COEUR GOLF COURSE

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

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



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