

FLAGSHIP CREVE COEUR RETAIL



Do Not Disturb Business

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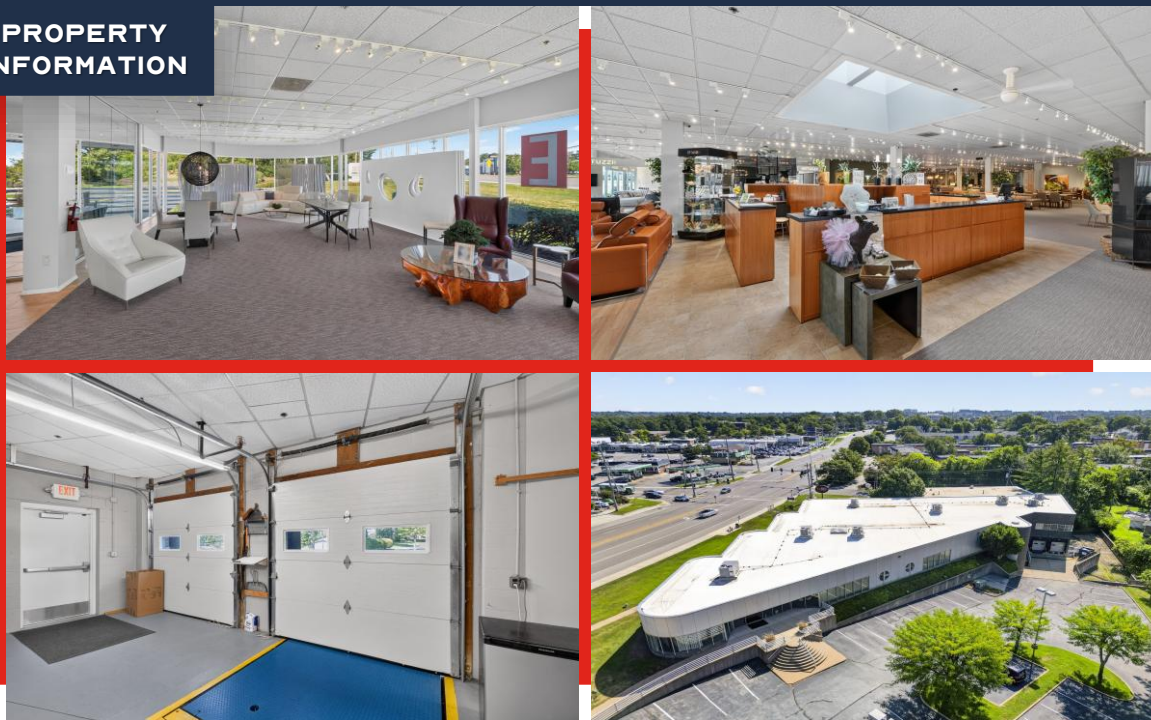
Fusz Properties LLC
Paul@FuszProperties.com

**12910 OLIVE BOULEVARD
ST. LOUIS, MO 63141**

37,080 S.F.

\$10.00/S.F. N.N.N. | \$5,353,000

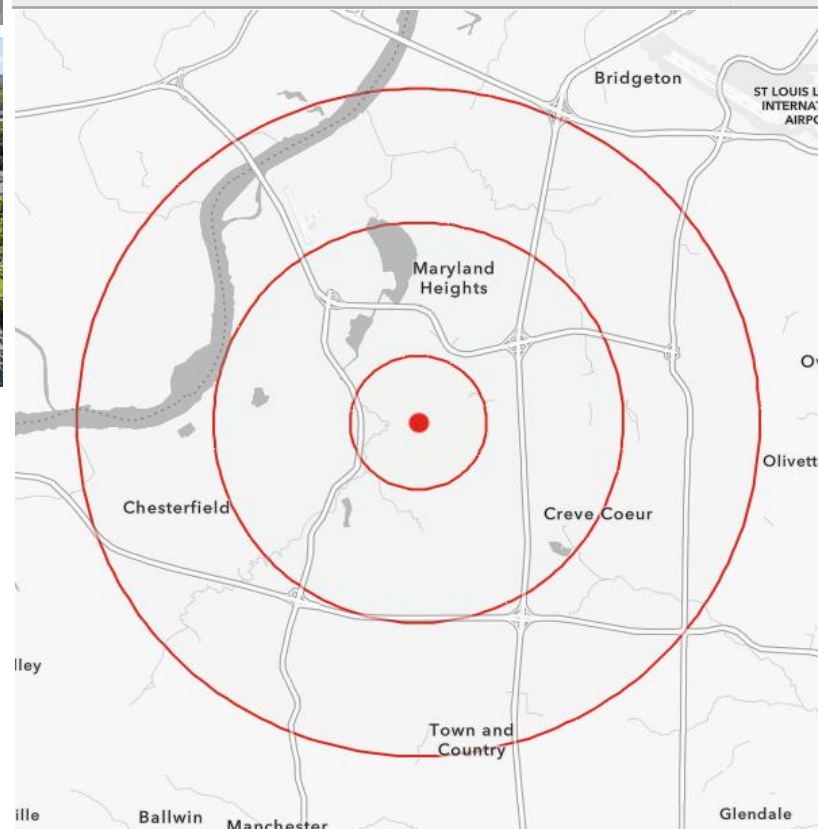
PROPERTY INFORMATION



- **GENERATIONAL WEST COUNTY RETAIL OPPORTUNITY**
- **37,080SF FREE-STANDING RETAIL BUILDING ON 1.76 ACRES**
- **2 LEVEL, ELEVATOR SERVED, 2 DOCKS**
- **DESIGNED BY FAMED ARCHITECT TOM HALL**
- **SINGLE OWNER-OCCUPANT OF 37 YEARS, FIRST TIME AVAILABLE**
- **IMMACULATELY MANAGED AND MAINTAINED PROPERTY**
- **OVER 16,000 VPD ON OLIVE BOULEVARD**

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		8,214	56,990	128,490
HOUSEHOLDS		3,769	24,907	53,789
AVERAGE HH INCOME		\$156,010	\$155,589	\$170,207



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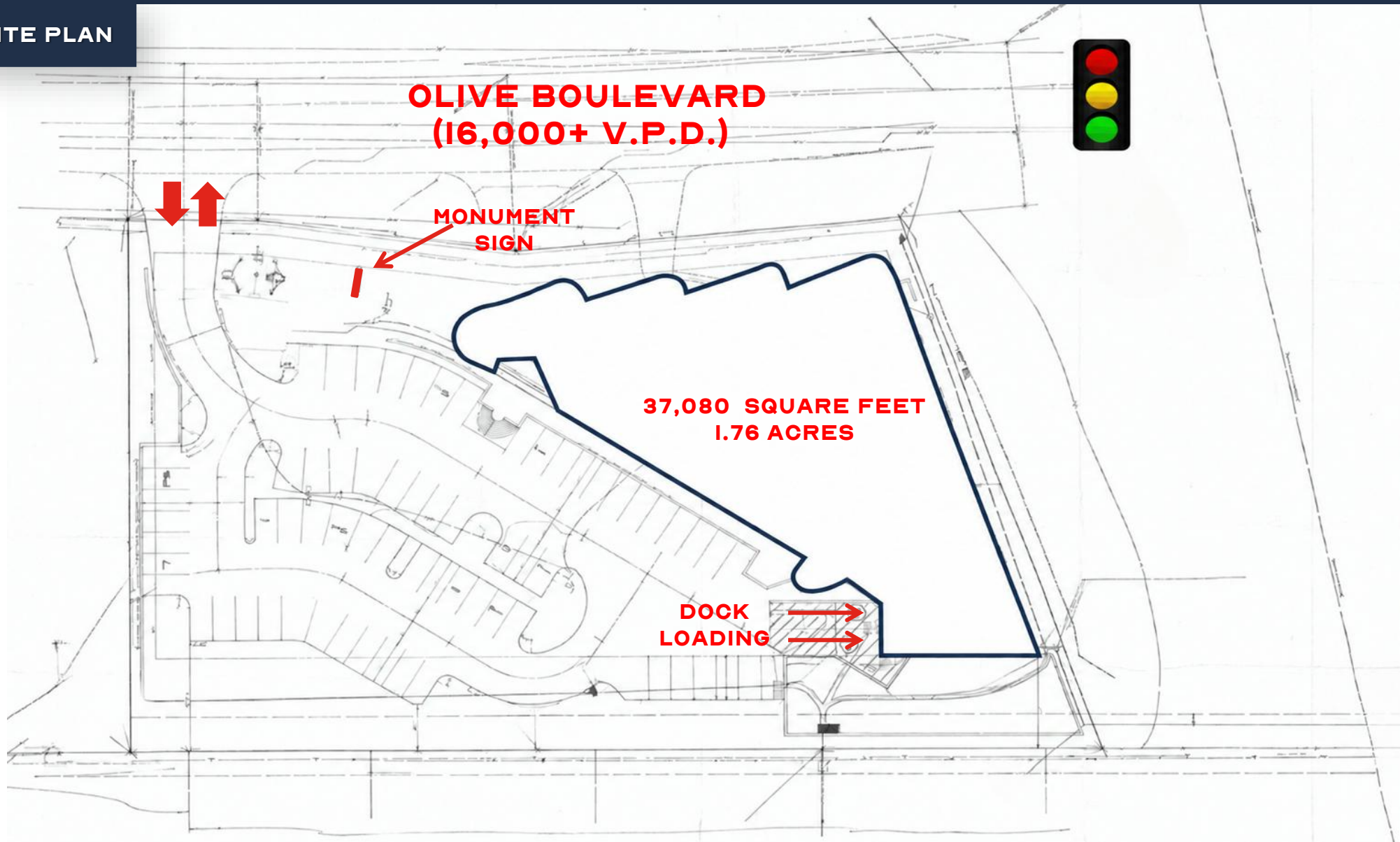
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SITE PLAN



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AERIAL



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