



3,473<sup>SF</sup> RETAIL FOR LEASE



**THE VUE**  
1001 Old Olive Way  
Creve Coeur, MO 63141

TAKING YOUR LIFESTYLE TO THE next level,

**THE VUE** OFFERS MODERN

convenience and luxurious amenities

SITUATED IN THE heart of Creve Coeur.



Live beyond  
THE ORDINARY



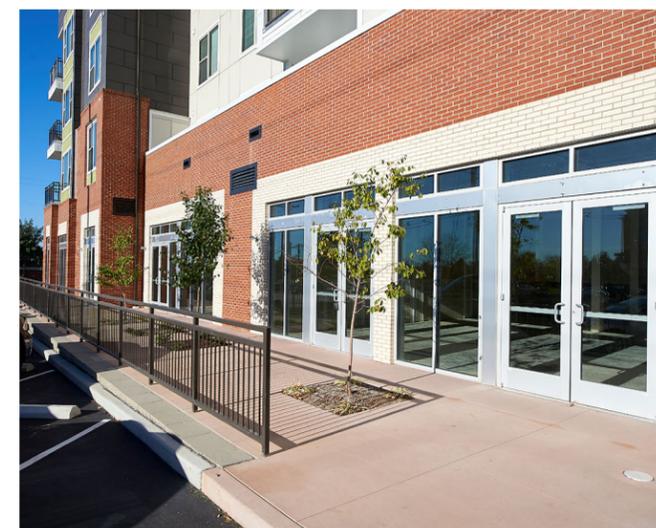
**FOR LEASING INFORMATION:**

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**PROPERTY FEATURES**

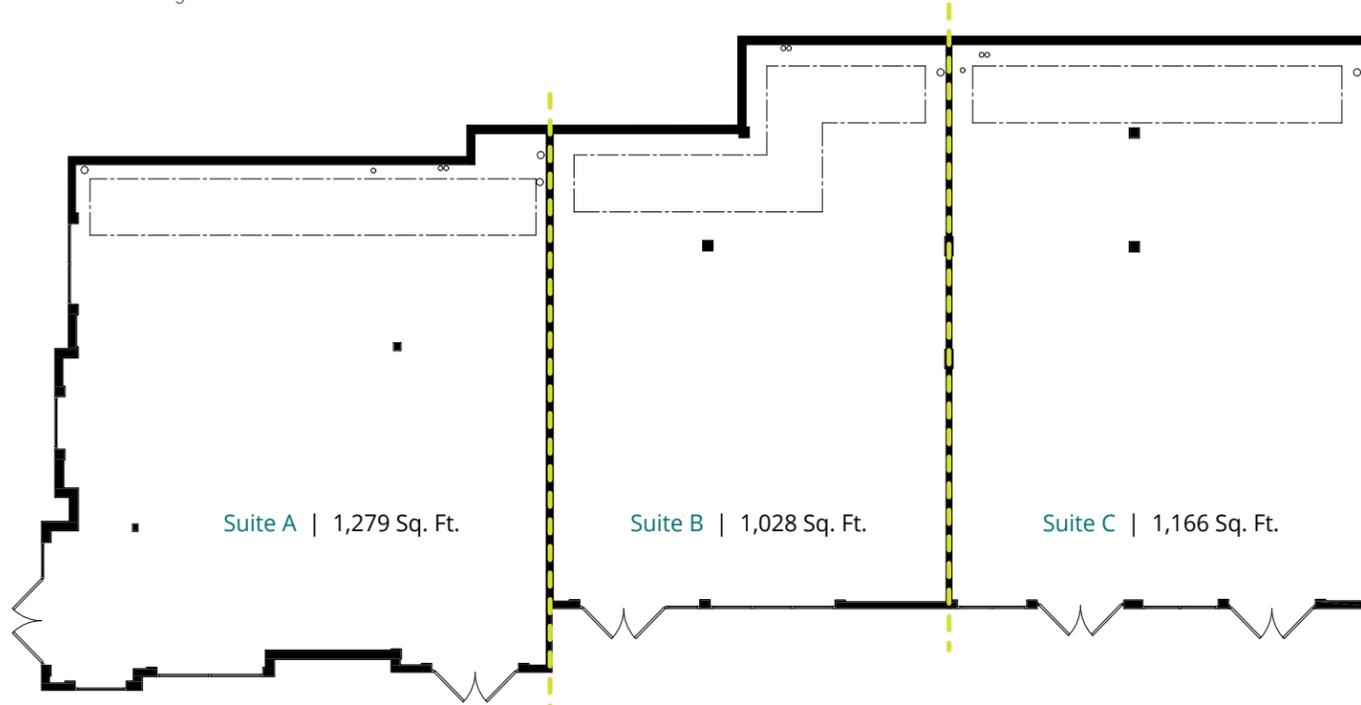
- > 182 Unit apartment building with three retail spaces
- > Mixed-use development completed in 2022
- > Situated on Old Olive Way just off Olive Blvd (38,000 VPD)
- > Easy access from Lindberg Boulevard (26,000 VPD)
- > Transit-friendly yet walkable Creve Coeur location
- > Within in the 39 North agtech innovation district
- > Population over 203,000 people with 186,000 daytime employees within a 5-mile radius



## RETAIL SUITES FOR LEASE

Up to 2,194 SF Contiguous Now Available

\*Grade change between Suites A & B



## AREA DEMOGRAPHICS

	Total Population	Average Age	Avg. Household Income	Daytime Employees	Median Home Value
1-Mile	9,470	43.8	\$110,062	11,244	\$287,422
3-Mile	64,606	42.1	\$109,536	90,936	\$269,229
5-Mile	203,025	41.4	\$105,506	185,945	\$234,814
10-Mile	849,520	39.7	\$95,996	596,265	\$216,143

## TRADE AERIAL

Adjacent to Bayer Regional Headquarters and Creve Coeur Pavilion retail and entertainment.

## SUBMARKET 5-YEAR HISTORICAL DATA



MULTIFAMILY

1,932 Units Added  
95.7% Occupied



RETAIL

443,560 SF Added  
97.3% Occupied



OFFICE

185,609 SF Added  
94.2% Occupied

