

TAKING YOUR LIFESTYLE TO THE next level, **THE VUE** OFFERS MODERN convenience and luxurious amenities SITUATED IN THE heart of Creve Coeur.



**ALTUS** 



Live beyond THE ORDINARY





#### FOR LEASING INFORMATION:

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## 3,473sf RETAIL FOR LEASE









# THE VUE

1001 Old Olive Way Creve Coeur, MO 63141

## **PROPERTY FEATURES**

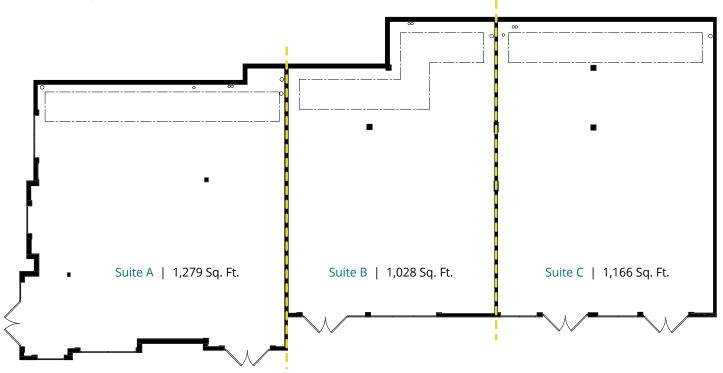
- > 182 Unit apartment building with three retail spaces
- > Mixed-use development completed in 2022
- > Situated on Old Olive Way just off Olive Blvd (38,000 VPD)
- > Easy access from Lindberg Boulevard (26,000 VPD)
- > Transit-friendly yet walkable Creve Coeur location
- > Within in the 39 North agtech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

# ALTUS

### **RETAIL SUITES FOR LEASE**

#### Up to 2,194 SF Contiguous Now Available

\*Grade change between Suites A & B



### **AREA DEMOGRAPHICS**

	Total Population	Average Age
I-Mile	9,470	43.8
3-Mile	64,606	42.1
5-Mile	203,025	41.4
I0-Mile	849,520	39.7

#### **TRADE AERIAL**

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



# SUBMARKET 5-YEAR HISTORICAL DATA



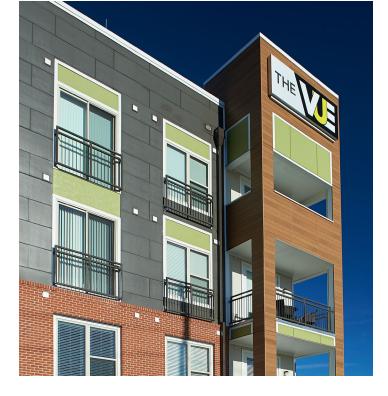
1,932 Units Added 95.7% Occupied



443,560 SF Added 97.3% Occupied



185,609 SF Added 94.2% Occupied



## 3,473sf RETAIL FOR LEASE

Avg. Household Income	Daytime Employees	Median Home Value
\$110,062	11,244	\$287,422
\$109,536	90,936	\$269,229
\$105,506	185,945	\$234,814
\$95,996	596,265	\$216,143