

West Park Retail



SPACE	STATUS	SF	SPACE	STATUS	SF
12653	Buffalo Wild Wings	5,600	12623	Functional Elements	1,500
12643	Cobalt Smoke & Sea	3,281	12619	Functional Elements	1,840
12637	Anis Hyderabad House	4,233	12613	AVAILABLE	2,315
12633	Advanced Medical Weight Loss	1,450	12611	West Olive Dental	1,618
12631	Prov Exams	1,500	12609	Dyson Direct	1,791
12627	Studio Branca	6,000	12601	Midwest Vision Partners	8,400

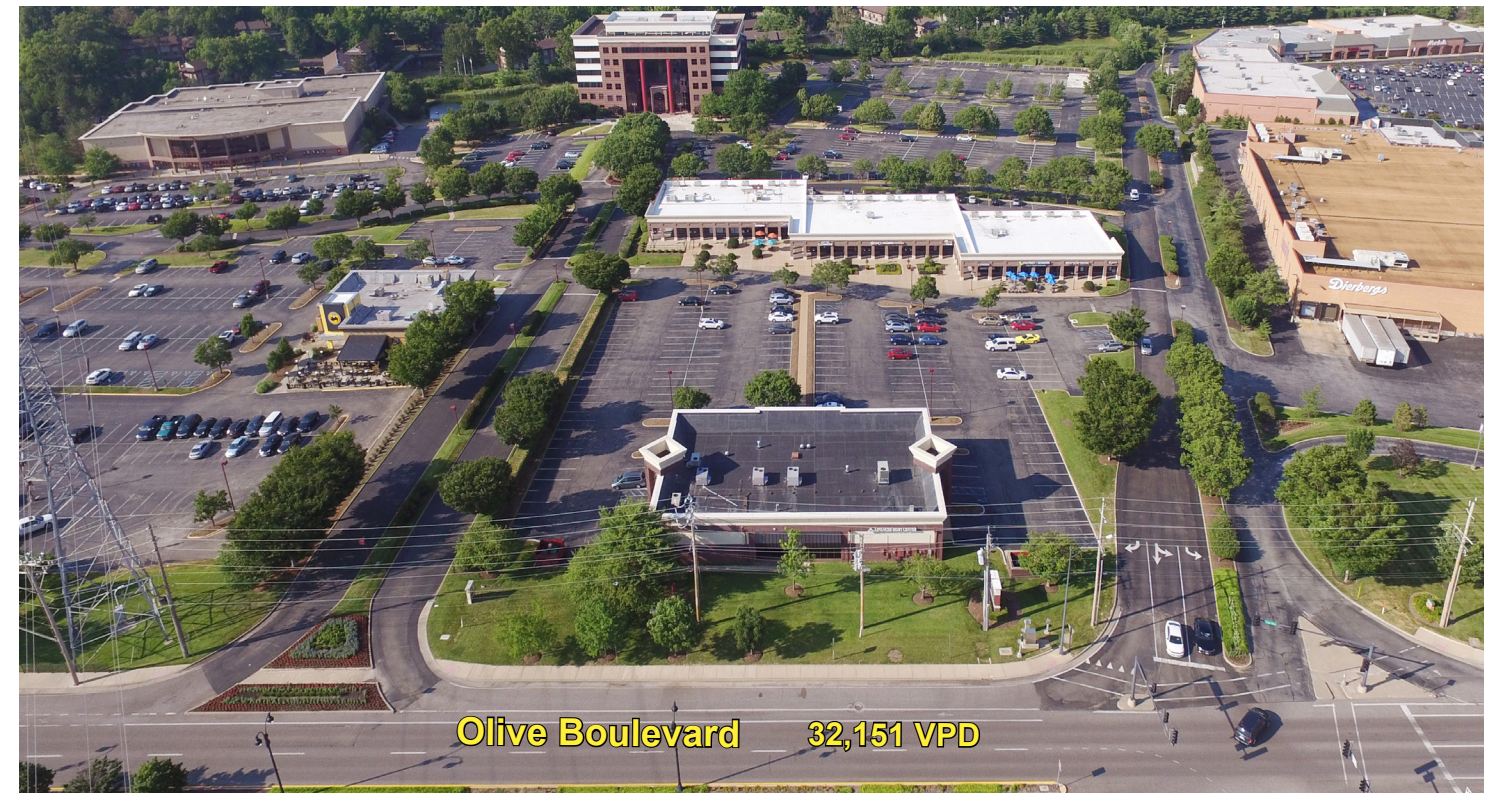
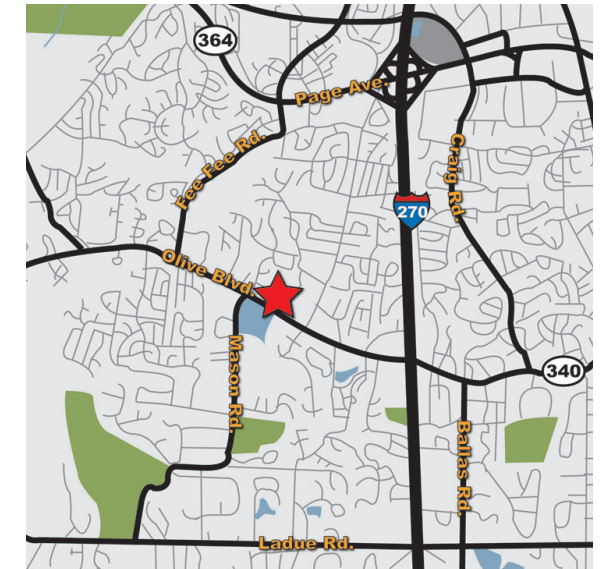
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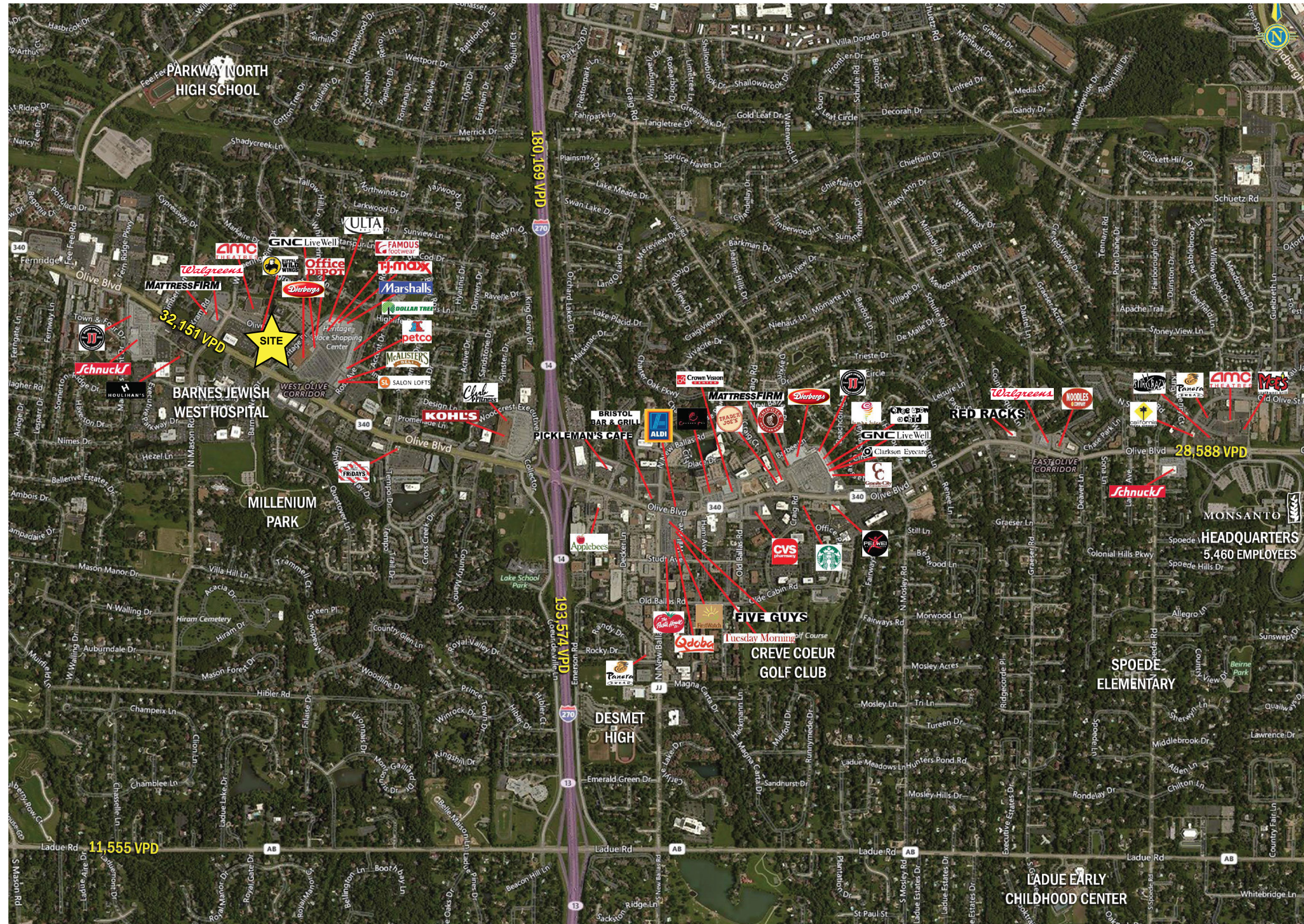
RETAIL
2,315SF AVAILABLE

**12601-12653 OLIVE BOULEVARD,
CREVE COEUR, MISSOURI 63141**

- Heavy Traffic Retail Center (32,151 Vehicles Per Day)
- Building and Monument Signage Available
- Well-Established Retail Tenants
- Easy Access to Interstate 270
- Located in front of newly constructed Class A+ office Edge @ West

Great Visibility on Olive Boulevard





PROPERTY DETAILS

- Strong Retail Trade Area
- Dense Daytime Population
- Affluent West County Residential Base
- Signalized Intersection at Olive Boulevard and Heritage Place
- 5.0/1,000 SF Parking Ratio

TRAFFIC COUNTS

- Olive Boulevard: 32,151 VPD

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,953	58,737	139,107
Employees	12,145	80,846	148,190
Average HH Income	\$142,578	\$121,503	\$123,746