

OLIVE/GRAESER

REDEVELOPMENT OPPORTUNITY

OLIVE BOULEVARD & GRAESER ROAD

A 6-Parcel, 4.56-Acre
Redevelopment
Opportunity in
Creve Coeur



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OVERVIEW:
Qualified investors/developers are extended the opportunity to acquire a 100% fee interest in an approximately 189,634 sq. ft. (4.56 acres), prime redevelopment site in Creve Coeur, MO. The site is currently comprised of six (6) separate parcels of zoned property, fronting Olive Boulevard.

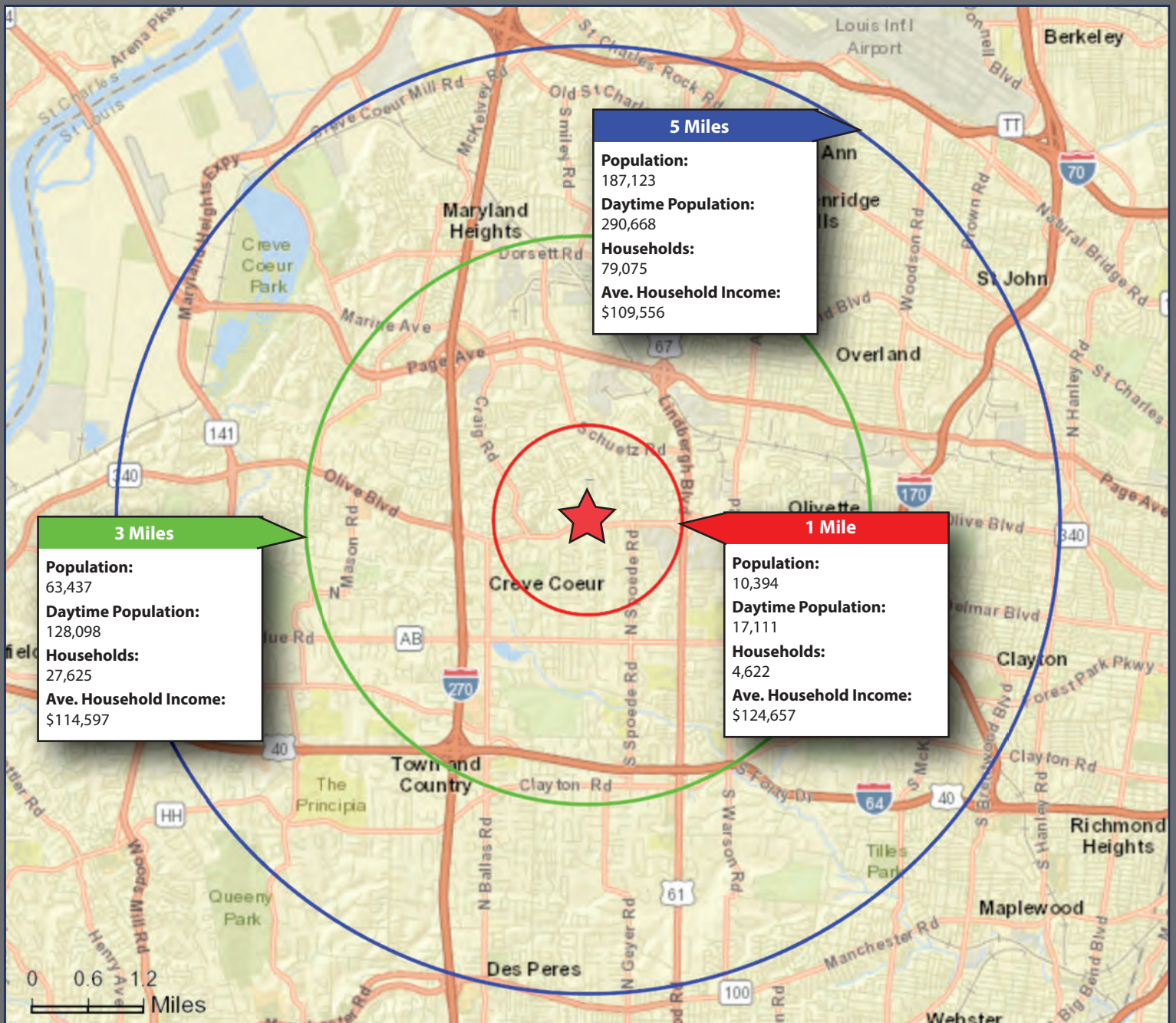
To execute a Confidentiality Agreement and obtain additional information, please visit our website at: www.gershmancommercial.com/properties/investments/. Inquiries should be directed to:



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- OPPORTUNITY:**
- Rare Opportunity to Acquire Over 4.5 Acres
 - Consolidated Ownership Under Common Control
 - Existing Lease Term Flexibility
 - Signalized intersection at Olive & Graeser
 - Located less than 1.5 Miles East of I-270
 - Very Strong Demographics
 - Owner will also Consider Build-to-Suit, Pad Development & Land Lease Opportunities



- 30,633 VPD on Olive Boulevard

- Area Retailers Include: *Walgreens*



- Strong Day & Nighttime Demographics

- Area Employers Include:



The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.