



9345 OLIVE BOULEVARD

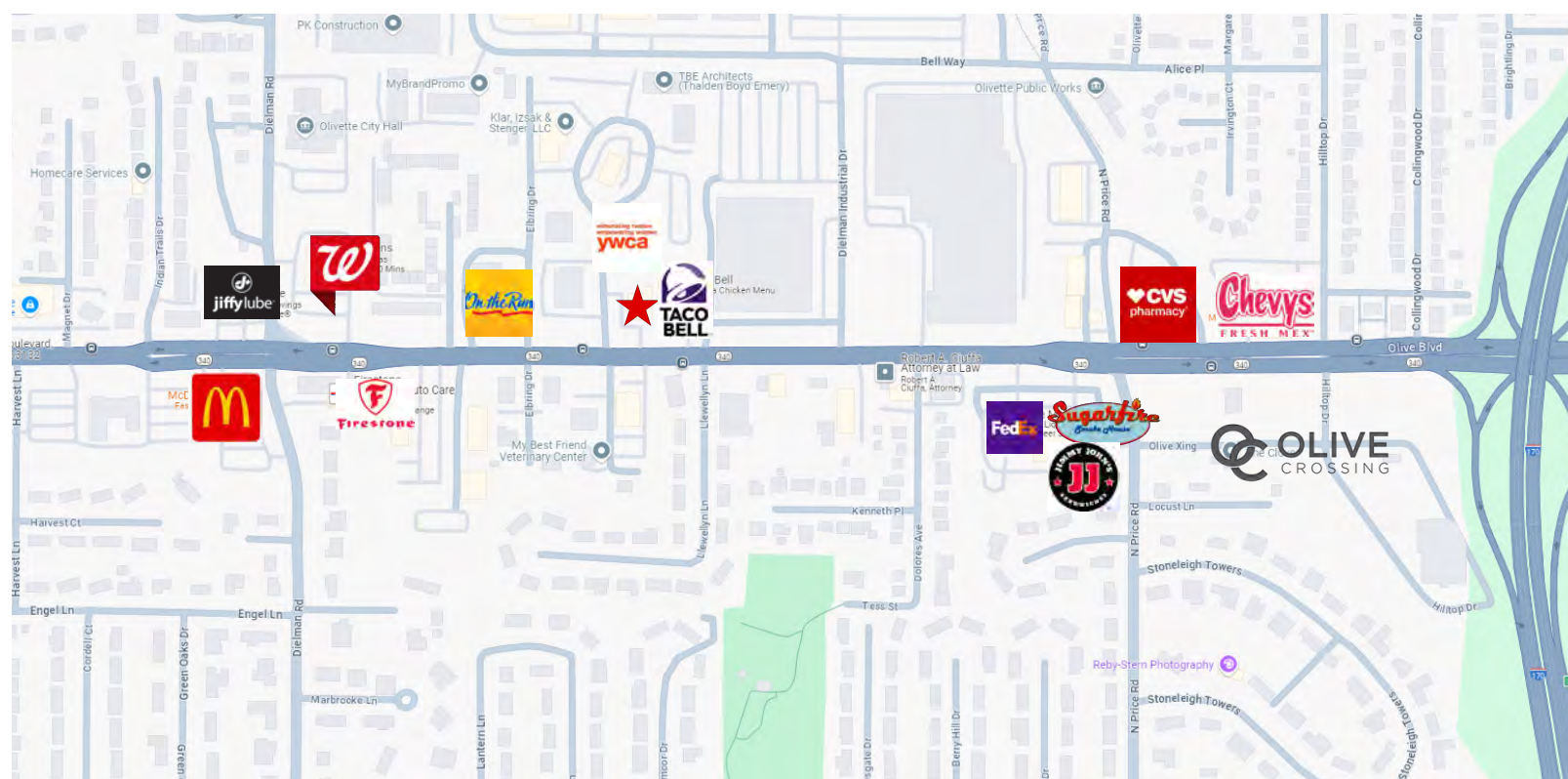
OLIVETTE, MO 63132



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9345 OLIVE BOULEVARD | OLIVETTE, MO 63132

EXCELLENT LOCATION

HIGH VISIBILITY!

SALE PRICE : \$1,295,000

BUILDING SIZE: 7,685 SF total on 2 floors

LOT SIZE: 0.54 Acres

ZONING: "COR" Commercial/Office/Retail District: to exhibit a mix of businesses, services and residential options developed collaboratively to meet the specific needs of the community.

* See attached Table A for authorized uses

TRAFFIC COUNT: 33,842 (2022)

- freight elevator to move product between floors
- 31 parking spaces
- 2 bathrooms, office, & kitchenette with open retail space
- 2nd floor mostly used for warehouse space currently





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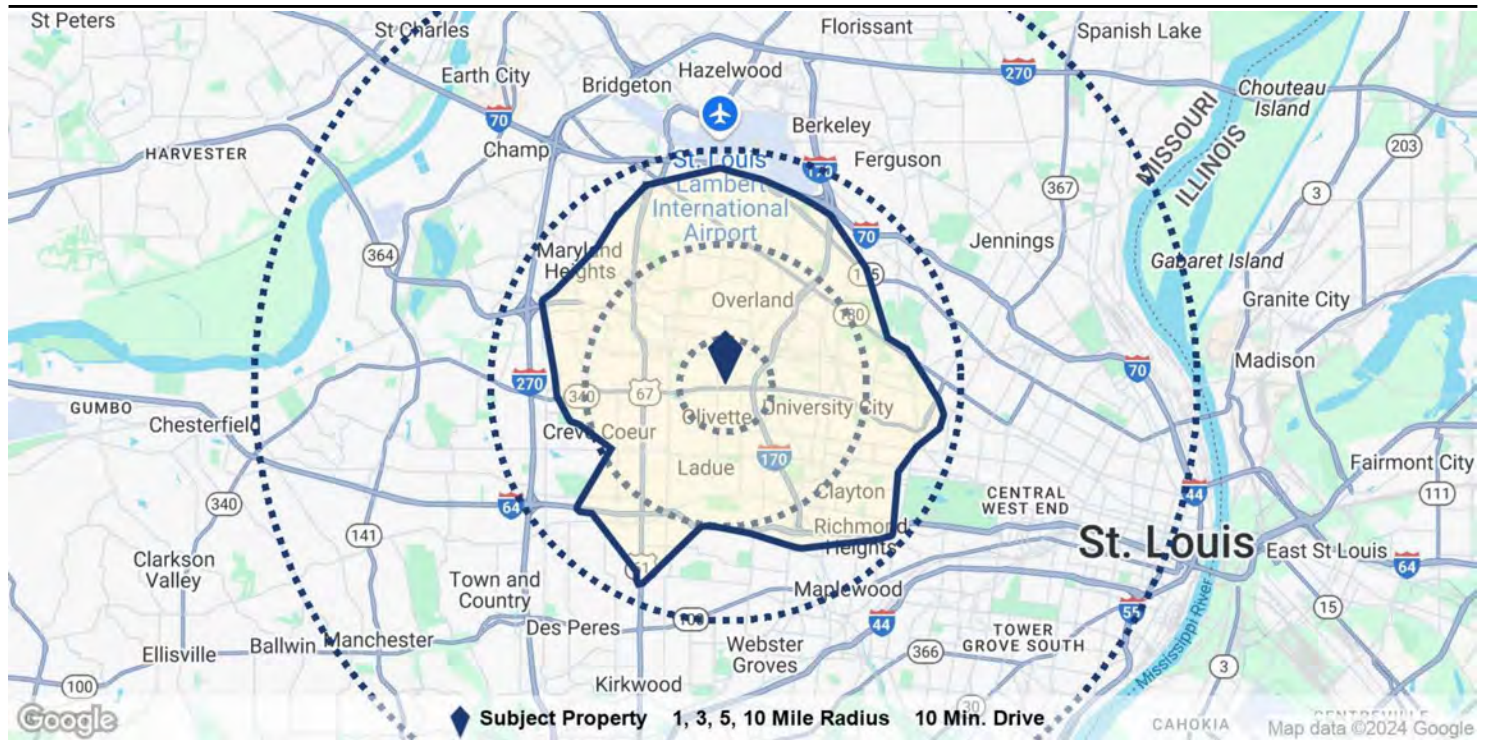
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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	10,219	90,401	240,158	913,969	169,694
5 Yr Growth	-1.7%	-1.4%	-1.3%	-2.4%	-1.0%
Median Age	39	41	38	39	38
5 Yr Forecast	40	42	40	41	40
White / Black / Hispanic	47% / 28% / 4%	57% / 24% / 6%	56% / 26% / 5%	55% / 31% / 4%	55% / 25% / 6%
5 Yr Forecast	47% / 28% / 4%	57% / 24% / 6%	56% / 26% / 5%	55% / 31% / 4%	56% / 25% / 6%
Employment	6,333	92,126	230,064	652,933	87,170
Buying Power	\$304.2M	\$2.6B	\$6.8B	\$24.2B	\$4.6B
5 Yr Growth	-2.4%	-2.0%	-2.4%	-3.8%	-2.0%
College Graduates	52.8%	45.0%	44.6%	39.3%	41.6%
Household					
Households	4,198	38,901	103,181	397,959	72,222
5 Yr Growth	-1.6%	-1.4%	-1.4%	-2.6%	-1.0%
Median Household Income	\$72,461	\$67,720	\$65,524	\$60,705	\$64,043
5 Yr Forecast	\$71,861	\$67,358	\$64,858	\$59,939	\$63,361
Average Household Income	\$108,695	\$106,168	\$99,929	\$89,419	\$99,153
5 Yr Forecast	\$108,551	\$106,201	\$99,934	\$89,645	\$98,913
% High Income (>\$75K)	49%	45%	44%	41%	43%
Housing					
Median Home Value	\$391,915	\$252,964	\$245,419	\$215,865	\$223,242
Median Year Built	1960	1956	1957	1957	1956
Owner / Renter Occupied	57% / 43%	58% / 42%	56% / 44%	56% / 44%	55% / 45%

ZONING REGULATIONS

400 Attachment 2

City of Olivette

"COR" District Exhibit Table A: Authorized Uses

[Ord. No. 2521 §2, 7-22-2014; Ord. No. 2547 §1, 3-24-2015; Ord. No. 2608, 5-23-2017]

Use	Permitted Use	Special Permit Use
Sector 44-45 Retail Trade		
441 Motor vehicle and parts dealers, limited only to:		
4413 Automotive parts, accessories, and tire stores, excluding used automotive parts stores, truck cap stores, and used tire and tubes	10,000 sf. or less	Greater than 10,000 sf.
442 Furniture stores, all uses	10,000 sf. or less	Greater than 10,000 sf.
443 Electronics and appliance stores, all uses	10,000 sf. or less	Greater than 10,000 sf.
444 Building material and garden equipment and supplies dealers, all uses	10,000 sf. or less	Greater than 10,000 sf.
445 Food and beverage stores, limited only to:		
4451 Grocery stores, except 44512 Convenience stores	15,000 sf. or less	Greater than 15,000 sf.
44512 Convenience stores		SPU
4452 Specialty food stores	5,000 sf. or less	Greater than 5,000 sf.
4453 Beer, wine, and liquor stores		SPU
446 Health and personal care stores, all uses	5,000 sf. or less	Greater than 5,000 sf.
447 Gasoline stations, except those classified as 447190 Other gasoline stations, including truck stops		SPU
448 Clothing and clothing accessories stores, all uses	10,000 sf. or less	Greater than 10,000 sf.
451 Sporting goods, hobby, book, and music stores, all uses excluding gun shops	10,000 sf. or less	Greater than 10,000 sf.
452 General merchandise stores, all uses	10,000 sf. or less	Greater than 10,000 sf.
453 Miscellaneous store retailers, limited only to:		
4531 Florists	10,000 sf. or less	Greater than 10,000 sf.
4532 Office supplies, stationery, and gift stores	10,000 sf. or less	Greater than 10,000 sf.
4533 Used merchandise stores	5,000 sf. or less	Greater than 5,000 sf.
4539 Other miscellaneous store retailers, excluding 45393 Manufactured (mobile) home dealers, 453991 Tobacco stores, and firework shops	5,000 sf. or less	Greater than 5,000 sf.
453991 Tobacco stores, including establishments primarily engaged in retailing cigarettes, cigars, tobacco, pipes, electronic cigarettes, and any associated supplies		SPU
Sector 48-49 Transportation and Warehousing		
491 Postal service	5,000 sf. or less	Greater than 5,000 sf.
492 Couriers and messengers	5,000 sf. or less	Greater than 5,000 sf.
Sector 51 Information		
512131 Motion-picture theaters (except drive-ins)		SPU

OLIVETTE CODE

Use	Permitted Use	Special Permit Use
Sector 52 Finance		
	522 Credit intermediation and related activities, excluding the following: 522298 All other non-depository credit intermediation, including pawnshops and short-term loan establishments; and 522390 Other activities related to credit intermediation, including check cashing services	5,000 sf. or less
		Greater than 5,000 sf.
	523 Securities, commodity contracts, and other financial investments and related activities	15,000 sf. or less
		Greater than 15,000 sf.
	524 Insurance carriers	15,000 sf. or less
		Greater than 15,000 sf.
	525 Funds, trusts, and other financial vehicles	15,000 sf. or less
		Greater than 15,000 sf.
Sector 53 Real Estate and Rental and Leasing		
	53113 Lessors of Miniwarehouses and Self-Storage Units	
		SPU
	5312 Offices of real estate agents and brokers	15,000 sf. or less
		Greater than 15,000 sf.
	5322 Consumer goods rental	5,000 sf. or less
		Greater than 5,000 sf.
Sector 54 Professional, Scientific, and Technical Services		
	5411 Legal services	15,000 sf. or less
		Greater than 15,000 sf.
	5412 Accounting, tax preparation, bookkeeping, and payroll services	15,000 sf. or less
		Greater than 15,000 sf.
	5413 Architectural, engineering, and related services, excluding 54138 Testing laboratories	15,000 sf. or less
		Greater than 15,000 sf.
	5414 Specialized design services	15,000 sf. or less
		Greater than 15,000 sf.
	5415 Computer systems design and related services	15,000 sf. or less
		Greater than 15,000 sf.
	5416 Management, scientific, and technical consulting services	15,000 sf. or less
		Greater than 15,000 sf.
	5418 Advertising, public relations, and related services	15,000 sf. or less
		Greater than 15,000 sf.
	5419 Other professional, scientific, and technical services, except 54194 Veterinary services	15,000 sf. or less
		Greater than 15,000 sf.
	54194 Veterinary services	
		SPU
Sector 55 Management of Companies and Enterprises		
	551 Management of companies and enterprises	15,000 sf. or less
		Greater than 15,000 sf.
Sector 56 Administrative and Support and Waste Management and Remediation Services		
	5611 Offices administrative services	15,000 sf. or less
		Greater than 15,000 sf.
	5613 Employment services	10,000 sf. or less
		Greater than 10,000 sf.
	5614 Business support services	10,000 sf. or less
		Greater than 10,000 sf.
	5615 Travel arrangement and reservation services	10,000 sf. or less
		Greater than 10,000 sf.
	5616 Investigation and security services	10,000 sf. or less
		Greater than 10,000 sf.
	5619 Other support services	10,000 sf. or less
		Greater than 10,000 sf.
Sector 61 Educational Services		
	6114 Business schools and computer and management training	
		SPU
	6115 Technical and trade schools, except truck driving schools	
		SPU
	6116 Other schools and instruction, except 611692	5,000 sf. or less
		Greater than 5,000 sf.

ZONING REGULATIONS

Use	Permitted Use	Special Permit Use
Automobile driving schools		
6117 Educational support services	5,000 sf. or less	Greater than 5,000 sf.
Sector 62 Health Care and Social Assistance		
6211 Offices of physicians	10,000 sf. or less	Greater than 10,000 sf.
6212 Offices of dentists	10,000 sf. or less	Greater than 10,000 sf.
6213 Offices of other health practitioners, excluding the following: 62133 Offices of mental health practitioners (except Physicians) 621399 Offices of all other miscellaneous health practitioners	10,000 sf. or less	Greater than 10,000 sf.
6214 Outpatient care centers, except 62142 Outpatient mental health and substance abuse centers		SPU
6215 Medical and diagnostic laboratories		SPU
6216 Home health care services	10,000 sf. or less	Greater than 10,000 sf.
6221 General medical and surgical hospitals		SPU
6231 Nursing care facilities		SPU
6233 Community care facilities for the elderly		SPU
6241 Individual and family services		SPU
6244 Child day-care services		SPU
Sector 71 Arts, Entertainment, and Recreation		
7111 Performing arts companies	10,000 sf. or less	Greater than 10,000 sf.
7113 Promoters of performing arts, sports, and similar events	10,000 sf. or less	Greater than 10,000 sf.
7114 Agents and managers for artists, athletes, entertainers, and other public figures	10,000 sf. or less	Greater than 10,000 sf.
7115 Independent artists, writers, and performers	10,000 sf. or less	Greater than 10,000 sf.
71211 Museums	10,000 sf. or less	Greater than 10,000 sf.
7131 Amusement parks and arcades		SPU
71394 Fitness and recreational sports centers	10,000 sf. or less	Greater than 10,000 sf.
71395 Bowling centers		SPU
71399 All other amusement and recreational services		SPU
Sector 72 Accommodation and Food Services		
72111 Hotels (except casino hotels) and motels		SPU
7221 Full-service restaurants		SPU
7222 Limited-service restaurants, except 722213 Snack and nonalcoholic beverage bars		SPU
722213 Snack and nonalcoholic beverage bars	5,000 sf. or less	Greater than 5,000 sf.
7224 Drinking places (alcoholic beverages)		SPU
Sector 81 Other Services (except Public Administration)		
8111 Automotive repair and maintenance, excluding the following: 81112 Automotive body, paint, interior, and glass repair		SPU
81143 Footwear and leather goods repair	5,000 sf. or less	Greater than 5,000 sf.
81149 Other personal and household good repair and maintenance, limited to only garments, watches, jewelry, musical instruments, and	5,000 sf. or less	Greater than 5,000 sf.

OLIVETTE CODE

Use		Permitted Use	Special Permit Use
	bicycles.		
	8121 Personal care services, limited to the following: 812111 Barbershops 812112 Beauty salons 812113 Nail salons 812191 Diet and weight reducing centers 812199 Other personal care services, limited to only depilatory or electrolysis salons, hair replacement or weaving services, and tanning salons	10,000 sf. or less	Greater than 10,000 sf.
	812210 Funeral homes and funeral services		SPU
	81232 Dry cleaning and laundry services (except coin-operated)	5,000 sf. or less	Greater than 5,000 sf.
	8129 Other personal services, including 81291 Pet care (except veterinary) services	5,000 sf. or less	Greater than 5,000 sf.
	8132 Grant making and giving services	5,000 sf. or less	Greater than 5,000 sf.
	8133 Social advocacy organizations	5,000 sf. or less	Greater than 5,000 sf.
	8134 Civic and social organizations	5,000 sf. or less	Greater than 5,000 sf.
	8139 Business, professional, labor, political, and similar organizations	5,000 sf. or less	Greater than 5,000 sf.
	Multi-family residential		SPU
	Outdoor dining		SPU
	Accessory drive-through window		SPU
	ATM or stand-alone kiosk		SPU
	Outdoor display and storage		SPU