



Prime Redevelopment Site

# FREE STANDING RETAIL BUILDING FOR SALE

8304 Olive Blvd | Saint Louis, MO 63132



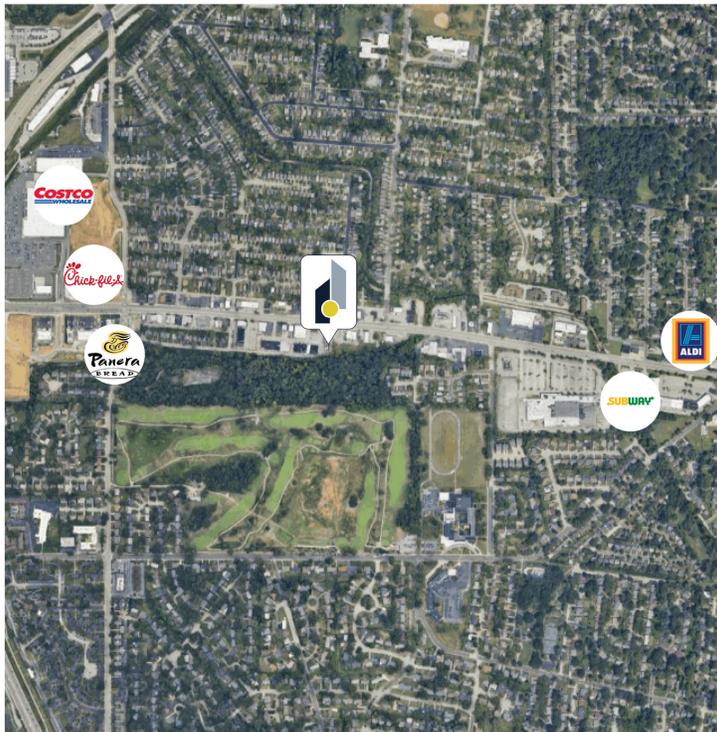
# 8304 Olive Blvd



## Property Features

Available

**For Sale:**  
**\$399,000**



## Property Highlights

- Existing 6,612 SF car wash Building with equipment for sale on 0.69 acre site
- Prime development opportunity near new Market at Olive Development
- Directly off of Olive Blvd & 0.5 miles from I-170
- Located in heart of University City on Path of Progress
- High traffic counts (12,000 VPD)

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

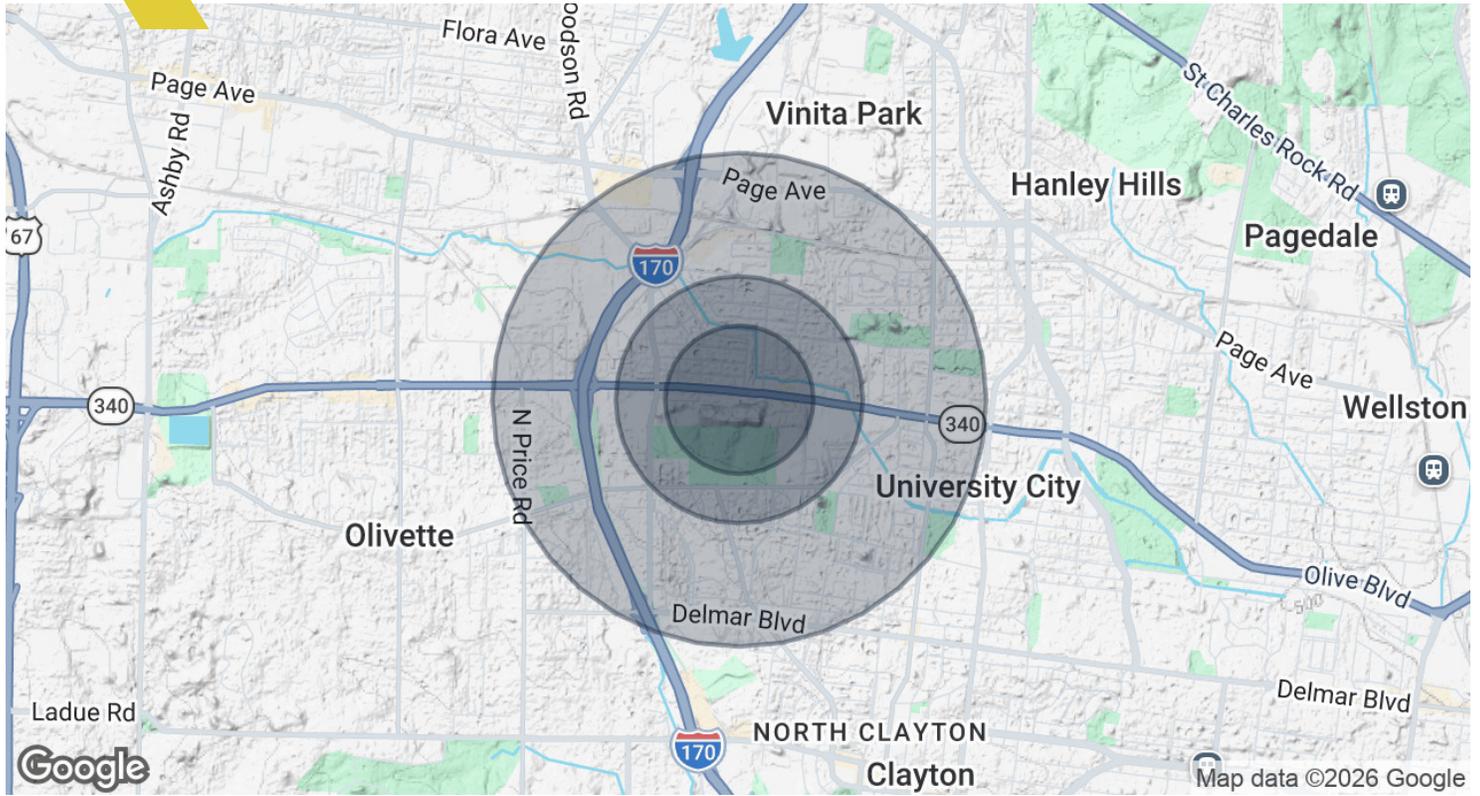
8304 Olive Blvd

# Additional Photos



8304 Olive Blvd

# Demographics Map & Report



<b>Population</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	862	2,599	11,875
Average Age	43	43	43
Average Age (Male)	40	40	40
Average Age (Female)	46	46	45

<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	379	1,174	5,533
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$73,784	\$88,603	\$103,536
Average House Value	\$331,339	\$334,159	\$372,714

Demographics data derived from AlphaMap

# Broker Contacts



**Brendan O'Brien**

Vice President | Brokerage  
(314) 744-8994  
bobrien@intcre.com



**Austin Dazey**

Senior Associate | Brokerage  
(636) 346-3490  
adazey@intcre.com