

CITY PLACE EAST

11440 OLIVE BLVD, CREVE COEUR, MO 63141



PROPERTY DEMOGRAPHICS

	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	8,588	56,949	166,530
Households:	4,061	25,796	71,625
Avg HH Inc:	\$130,018	\$138,289	\$1137,642
Traffic Counts:	Annual Average Daily Traffic (AADT)		

Olive Blvd: 29,192

PROPERTY HIGHLIGHTS

- RETAIL AND OFFICE SPACE
- 22,470 TOTAL SF
- SPACE AVAILABLE: **2,897 SF**
- CURRENT TENANTS INCLUDE PNC BANK, WAGNER STUDIO, AND PEI WEI
- LOCATED ALONG OLIVE BLVD IN THE HEART OF CREVE COEUR'S MAIN OFFICE AND RETAIL CAMPUS

CONTACT INFORMATION

Contact

Reed Montgomery

(314) 968-6840 (office)

(314) 616-0727 (cell)

rmontgomery@monpromgt.com

Andrew Montgomery

(314) 957-4077 (office)

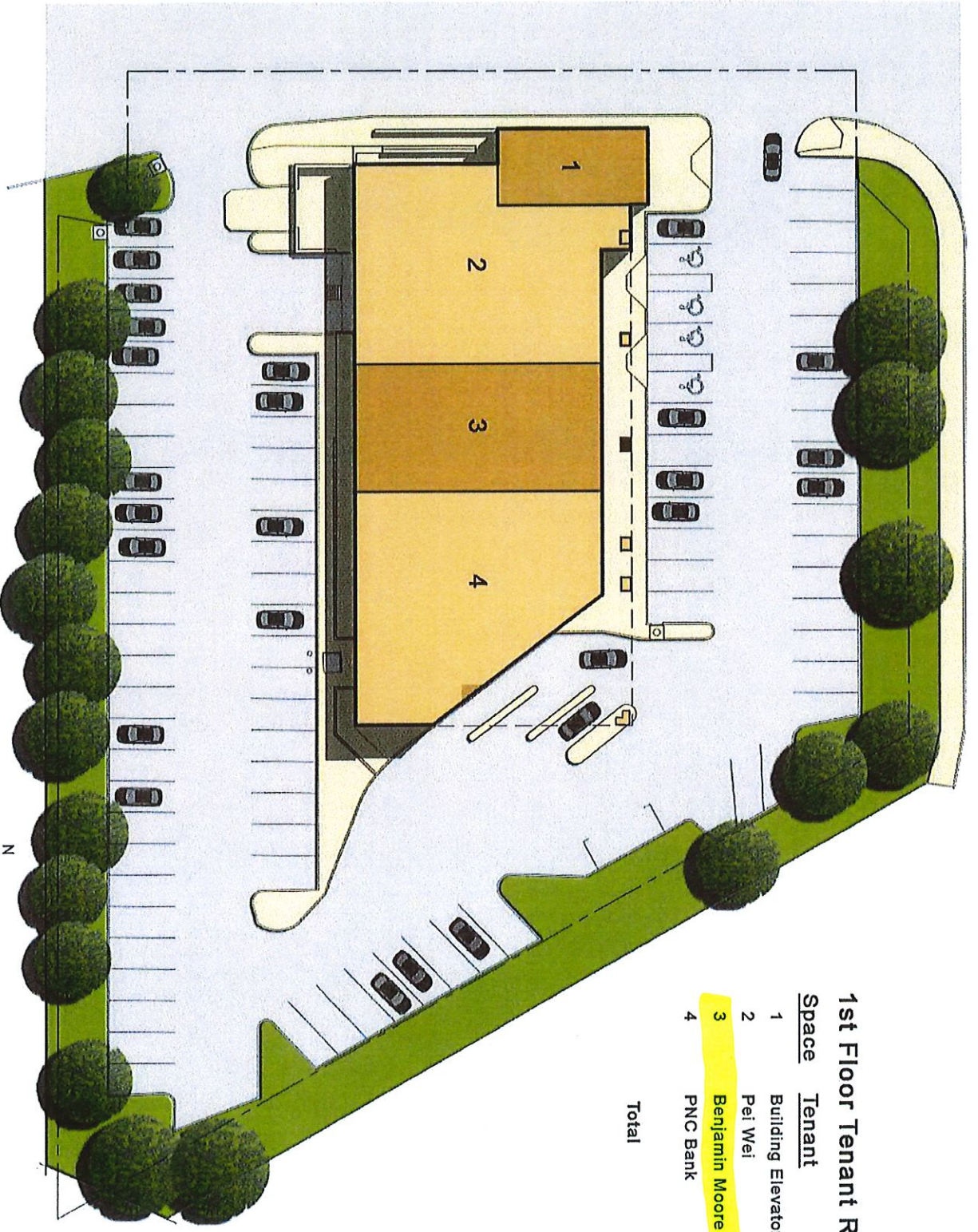
(314) 779-8889 (cell)

andrew.montgomery@montgomeryig.net



The information contained herein has been given to us by reliable sources. All information should be verified prior to lease.

13303 Manchester Rd. St. Louis, MO. 63131

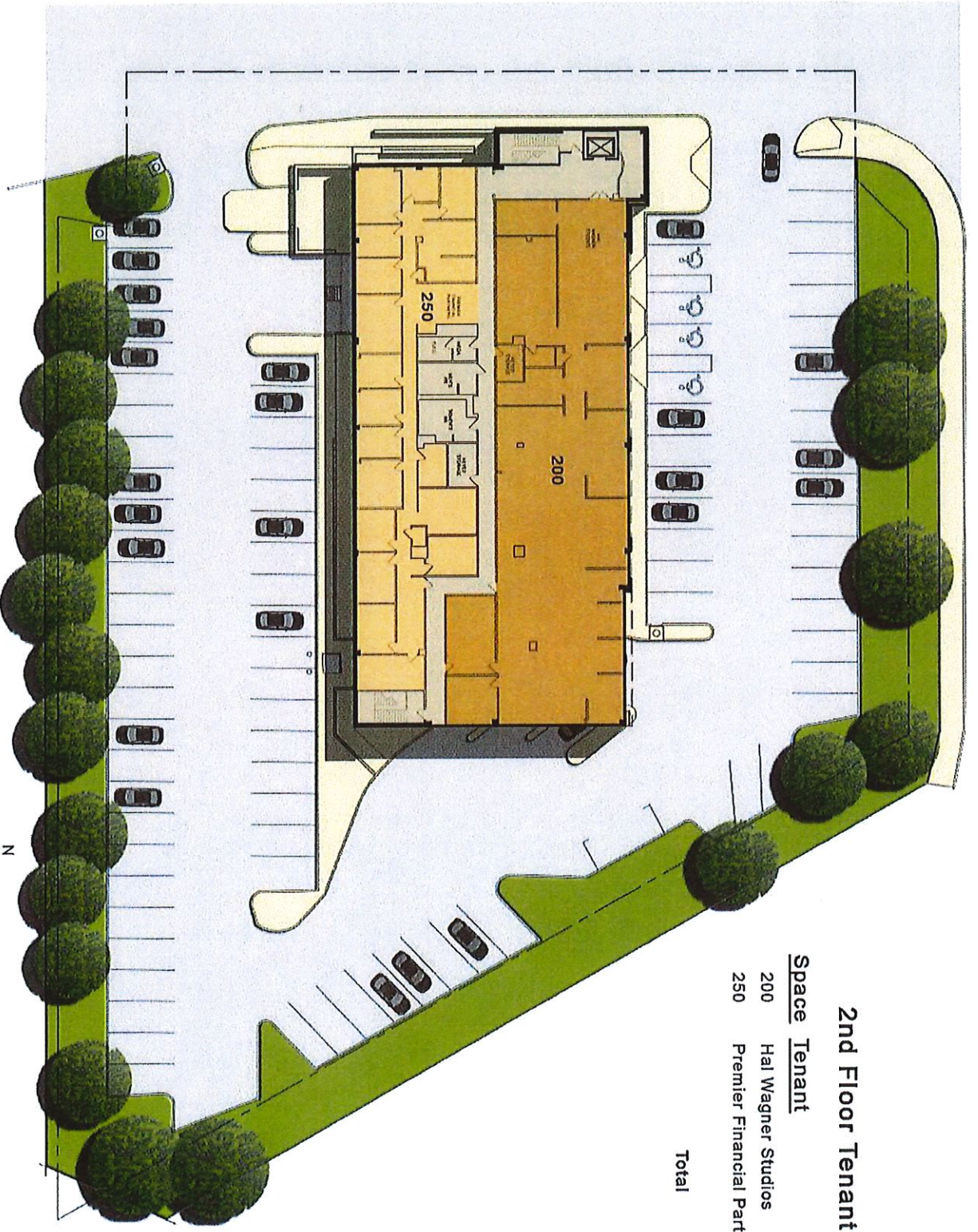


1st Floor Tenant Roster

Space	Tenant	Area
1	Building Elevator & Stair	
2	Pei Wei	3,521sf
3	Benjamin Moore	2,897sf
4	PNC Bank	3,364sf
Total		10,282sf

1st Floor / Site Plan
N.T.S.



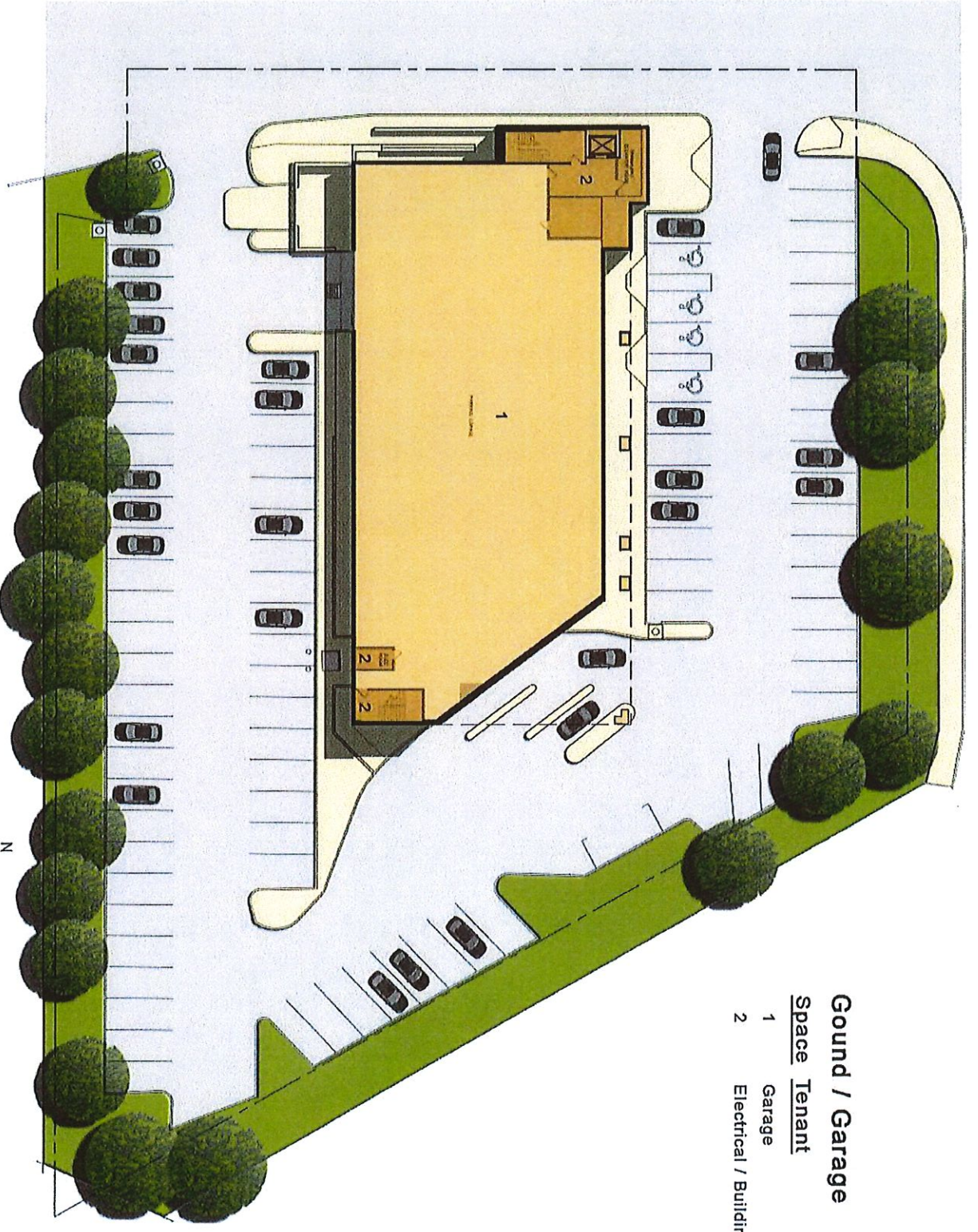


2nd Floor Tenant Roster

Space	Tenant	Area
200	Hal Wagner Studios	7,348sf
250	Premier Financial Partners	4,840sf
Total		12,188sf

2nd Floor / Site Plan
N.T.S.





- Ground / Garage**
- | <u>Space</u> | <u>Tenant</u> |
|--------------|--|
| 1 | Garage |
| 2 | Electrical / Building Elevator & Stair |

Garage / Site Plan
N.T.S.

