

# FOR SALE

105 N. LINDBERGH BLVD.  
Creve Coeur, MO 63141



OFFICE/RETAIL SPACE FOR SALE

# RARE OPPORTUNITY

Rare office/retail opportunity  
at the intersection of  
Frontenac, Creve Coeur,  
and Ladue.

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This opportunity sits at the prestigious intersection of Frontenac, Creve Coeur, and Ladue - three of St. Louis's most affluent communities. The prime location offers exceptional visibility, access to high-demographic markets, and convenient connectivity to major business corridors and transportation networks throughout the metropolitan area.





LADUE ROAD

17,635 VPD

105 N. LINDBERGH BLVD.

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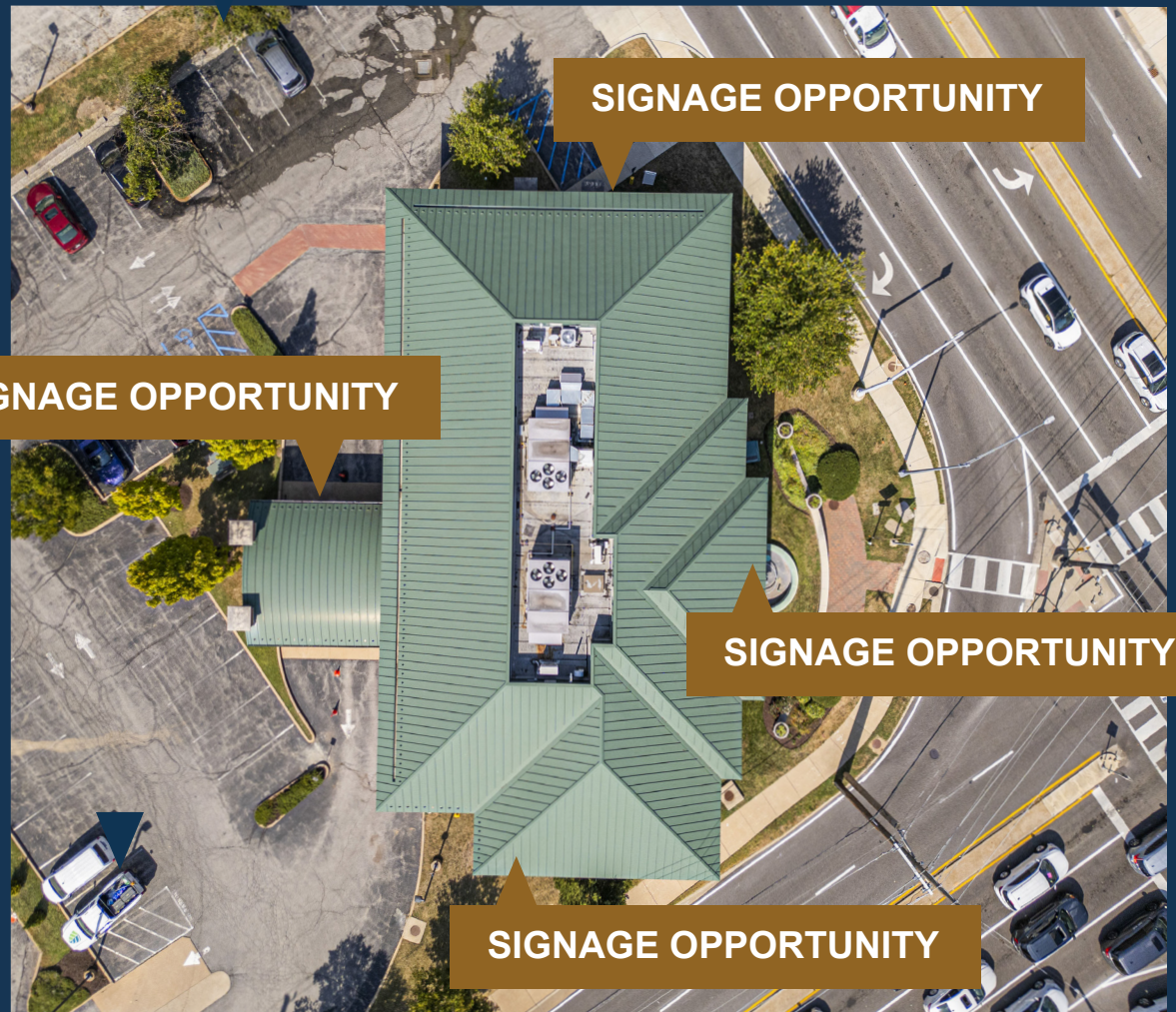
11,600 VPD

# HIGHLY COVETED LOCATION

This prime corner location at Ladue Road and North Lindbergh in Creve Coeur offers exceptional visibility and accessibility, positioned at the intersection of two major thoroughfares in one of St. Louis County's most desirable commercial corridors with excellent demographics and high traffic counts.

# PROPERTY HIGHLIGHTS

- ▶ Versatile Space  
10,860 RSF of space; well-suited for office, retail or medical users
- ▶ High Visibility  
Strategically located at the signalized intersection of N. Lindbergh and Ladue Rd.
- ▶ Marquee Signage  
Multiple marquee signage opportunities to effectively attract customer attention
- ▶ On-site Parking  
Excellent parking with 39 spots available to employees and patrons



**Call broker for pricing**

# NEIGHBORS



N. LINDBERGH BLVD.

 AMERICAN OPTOMETRIC ASSOCIATION

POLARITY

 KRILOGY

J<sup>o</sup>S.A.BANK

**TheResaleShop**  
A Charitable Project of NCJWSTL

 moshiri orthodontics  
*for a smile that lasts*





Gulf Shores Restaurant & Grill

Trader Joe's

AMC Creve Coeur 12

Spirit Lexus

Sugarfire Smoke House

KPOT Korean BBQ & Hot Pot

Nudo House Creve Coeur

Tai Ke Shabu Shabu

Costco Wholesale

Holiday Inn St. Louis-Creve Coeur by IHG

First Watch

Olive Boulevard

340

Creve Coeur

67

Jos A. Bank

Olivette

170

105 N. LINDBERGH BLVD.

Ladue Road

Ladue

270

Mercy Hospital St. Louis Westwood

Yinove Luxe

John Burroughs School

Frontenac

James Gilligan, RD-Dietitian Nutritionist

Bogey Golf Club

64

Saint Louis Galleria

Missouri Baptist Medical Center

Plaza Frontenac

Ballas Dental Care

67

Country Life Acres

LOCATION

# DEMOGRAPHICS

• Frontenac

• Ladue

• Creve Coeur



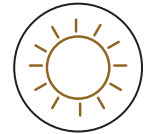
1 mile radius



**4,414**  
Population



**\$335,608**  
Household  
Income



**44.7**  
Median Age

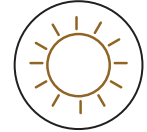
3 mile radius



**55,863**  
Population



**\$218,774**  
Household  
Income



**43.3**  
Median Age



**Stephen Lordo**

Vice President

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**Disclaimer:** Information is believed to be accurate but is not guaranteed. Opes Commercial Real Estate makes no representations or warranties as to its accuracy or completeness.

