



FREE STANDING RETAIL BUILDING FOR SALE

8304 Olive Blvd | Saint Louis, MO 63132

8304 Olive Blvd



Property Features

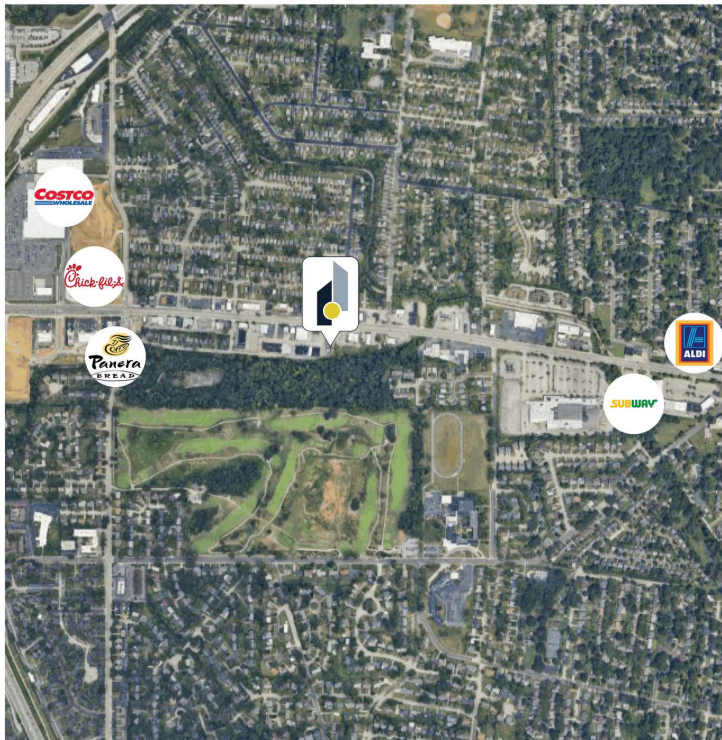
6,612 SF Available

For Sale:

\$450,000

For Lease:

Contact Broker



Property Highlights

- Existing 6,612 SF car wash Building with equipment for sale or lease 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.

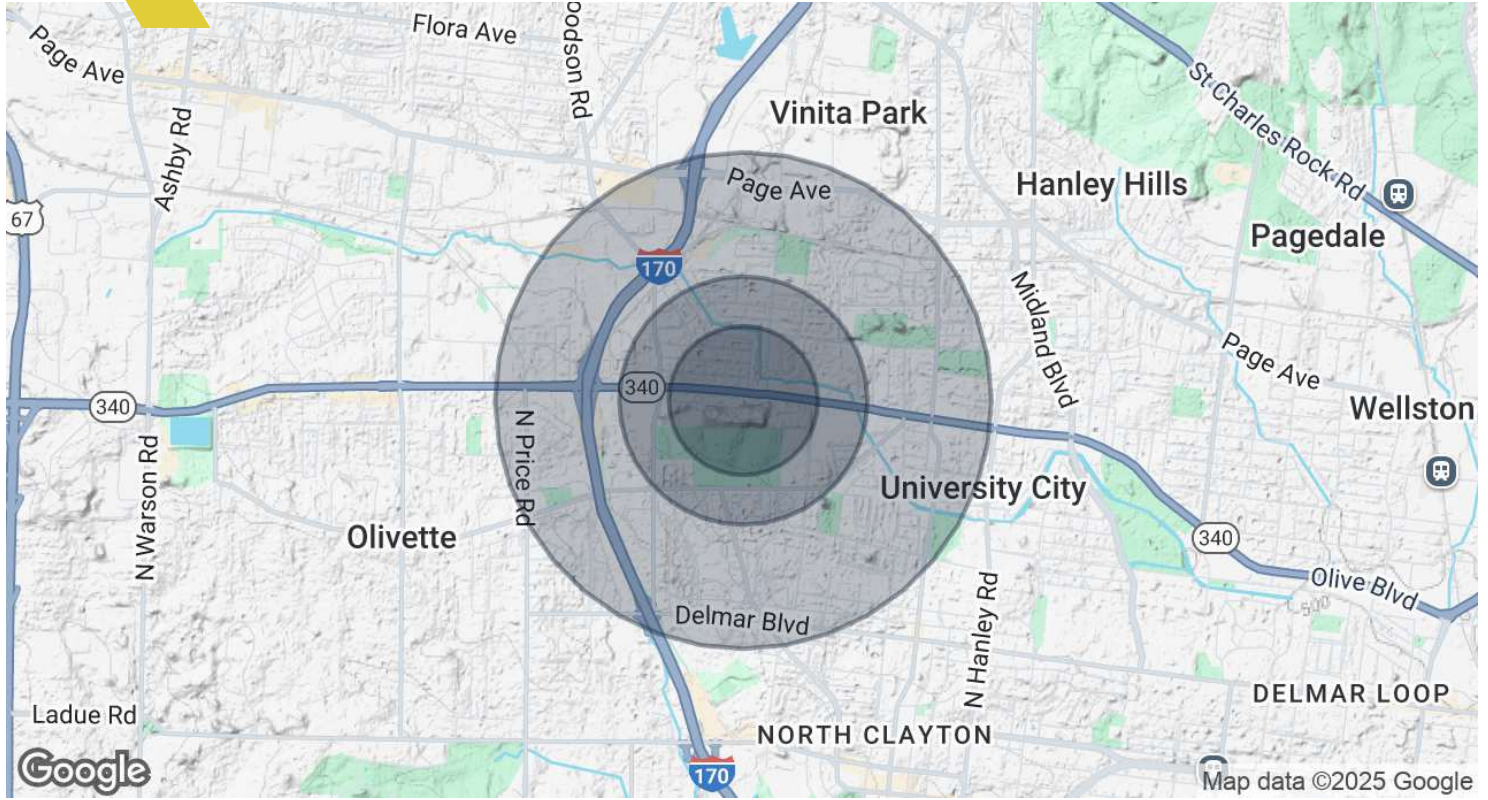
Additional Photos

8304 Olive Blvd



Demographics Map & Report

8304 Olive Blvd



| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population | 862 | 2,599 | 11,875 |
| Average Age | 43 | 43 | 43 |
| Average Age (Male) | 40 | 40 | 40 |
| Average Age (Female) | 46 | 46 | 45 |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------|-----------|-----------|-----------|
| 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



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