

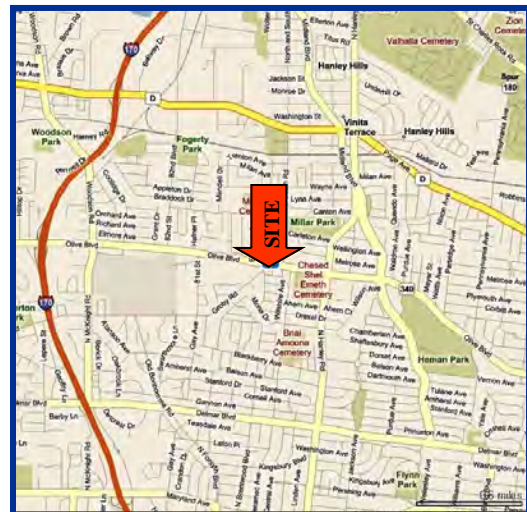
**7733 Olive Blvd.
ST. LOUIS, MO 63130**

**(Northwest quadrant of Olive &
North and South-next to Aldi's)**



**FOR SALE
OR LEASE**

- ◆ 8,354 +/- sf freestanding retail building, total 1.78 acres of land
- ◆ Large parking lot
- ◆ Strong in-fill area in vibrant University City, MO
- ◆ Ideal retail location
- ◆ Strong demographics
- ◆ Sale Pricing—\$900,000 for building & adjacent parking; \$300,000 for adjoining vacant lot
- ◆ Lease pricing — \$10.00/SF NNN



OVER

MODOT Traffic Counts—approx. 17,541

DEMOGRAPHICS			
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	15,537	114,553	296,359
Household			
Income (Avg)	\$69,872	\$77,712	\$66,738

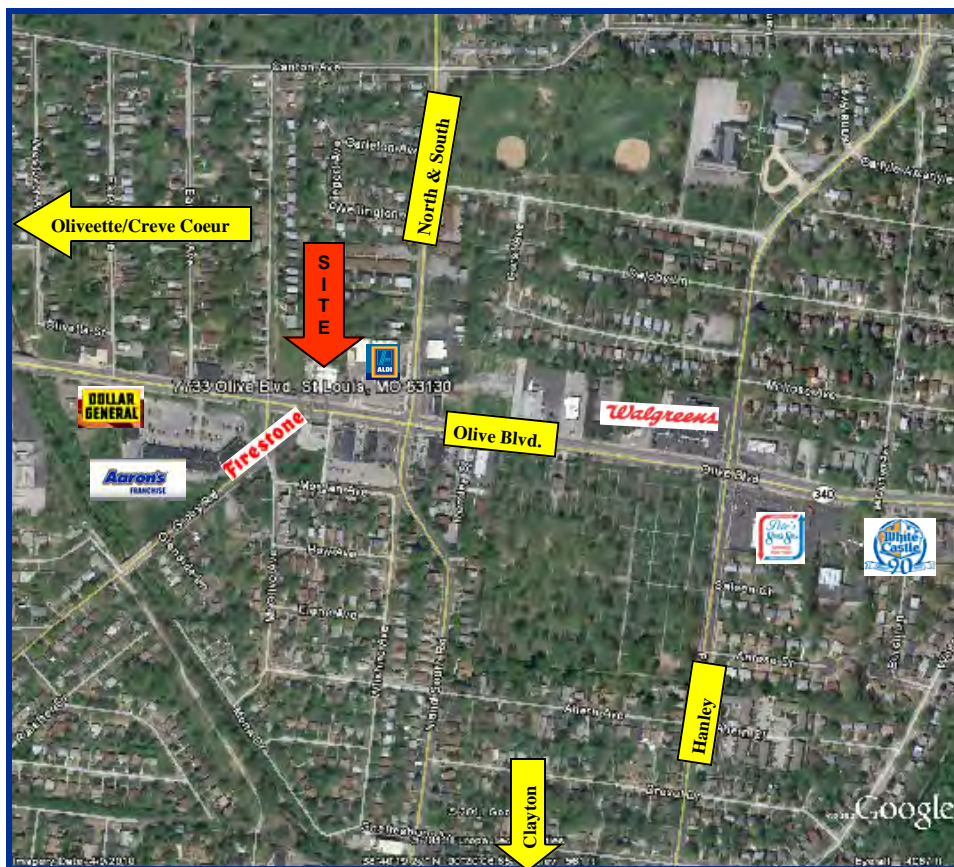
**KAPLAN
REAL ESTATE CO. INC.**

1000 Macklind Avenue, St. Louis, MO 63110
www.kaplanrealestate.com

For more information please contact
DAVID WRIGHT
314.652.7000 x 109
314.422.1689 cell

The above information was obtained from sources considered reliable, however, broker does not guarantee its accuracy nor warrant or represent its accuracy.

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