



FOR LEASE  
or  
BUILD TO SUIT

## DEMOGRAPHICS

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Population	9,180	58,964	162,267
Med. HH Income	\$142,594	\$141,294	\$135,506
# of Households	4,315	26,868	70,805

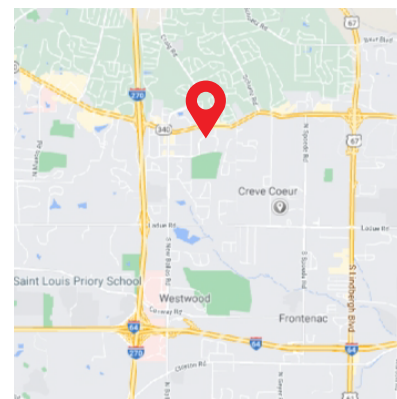
## 5 ACRE SITE AVAILABLE FOR DEVELOPMENT

Olive Boulevard & Craig Road | Creve Coeur, MO 63141

FOR MORE INFO CONTACT:

## PROPERTY HIGHLIGHTS

- ± 5 acres available for development
- Located at signalized entry on prominent corner
- 3 outparcels available
- Strong daytime population
- Traffic counts of 28,764 CPD
- Strong retail area



**WILLIAM BOUDOURES**

wboudoures@boudoures.com

314-420-0888

**WM. BOUDOURES CO.**

8029 Clayton Road

St. Louis, MO 63117

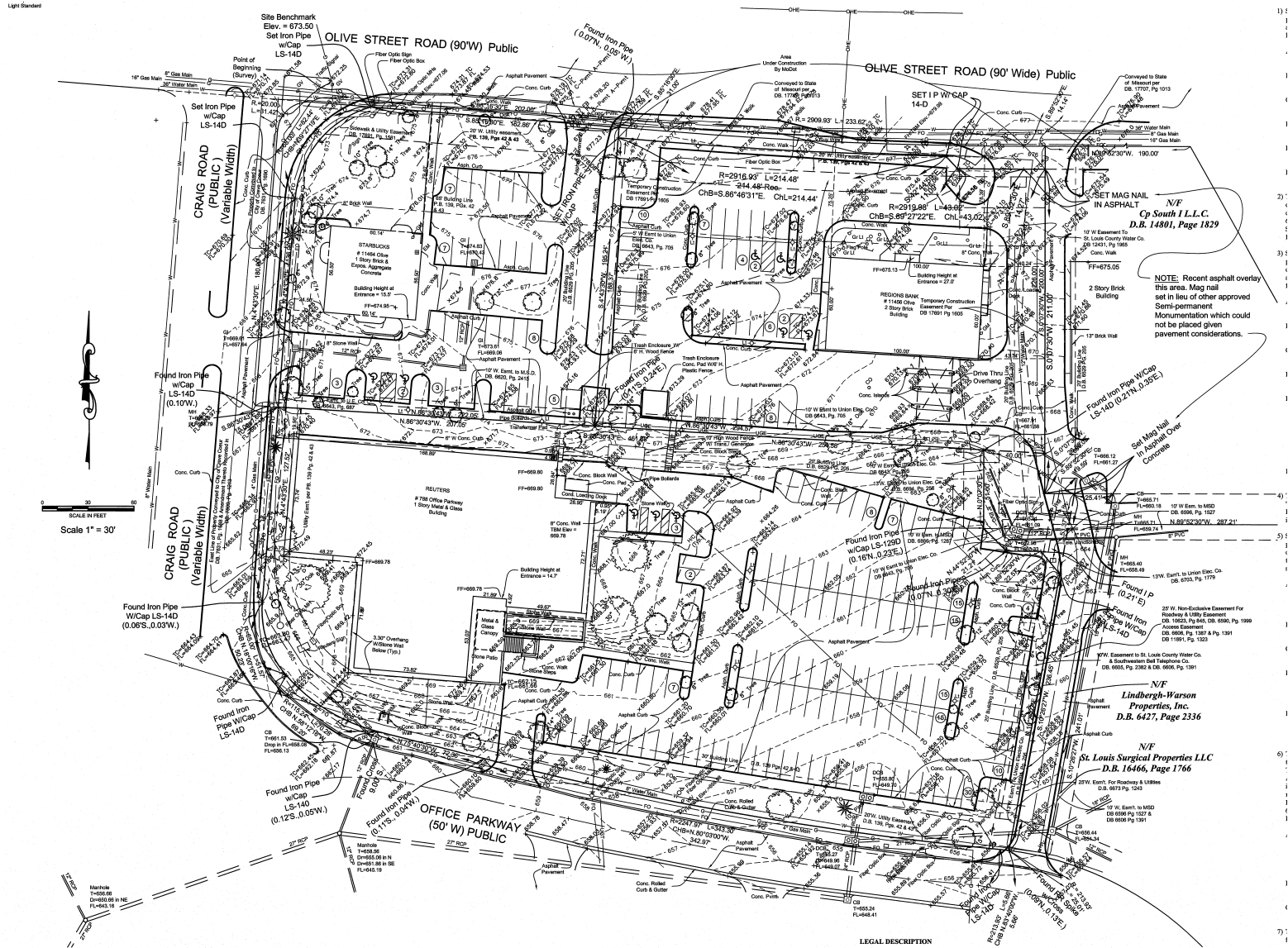
314-725-1997

www.boudoures.com





# SURVEY



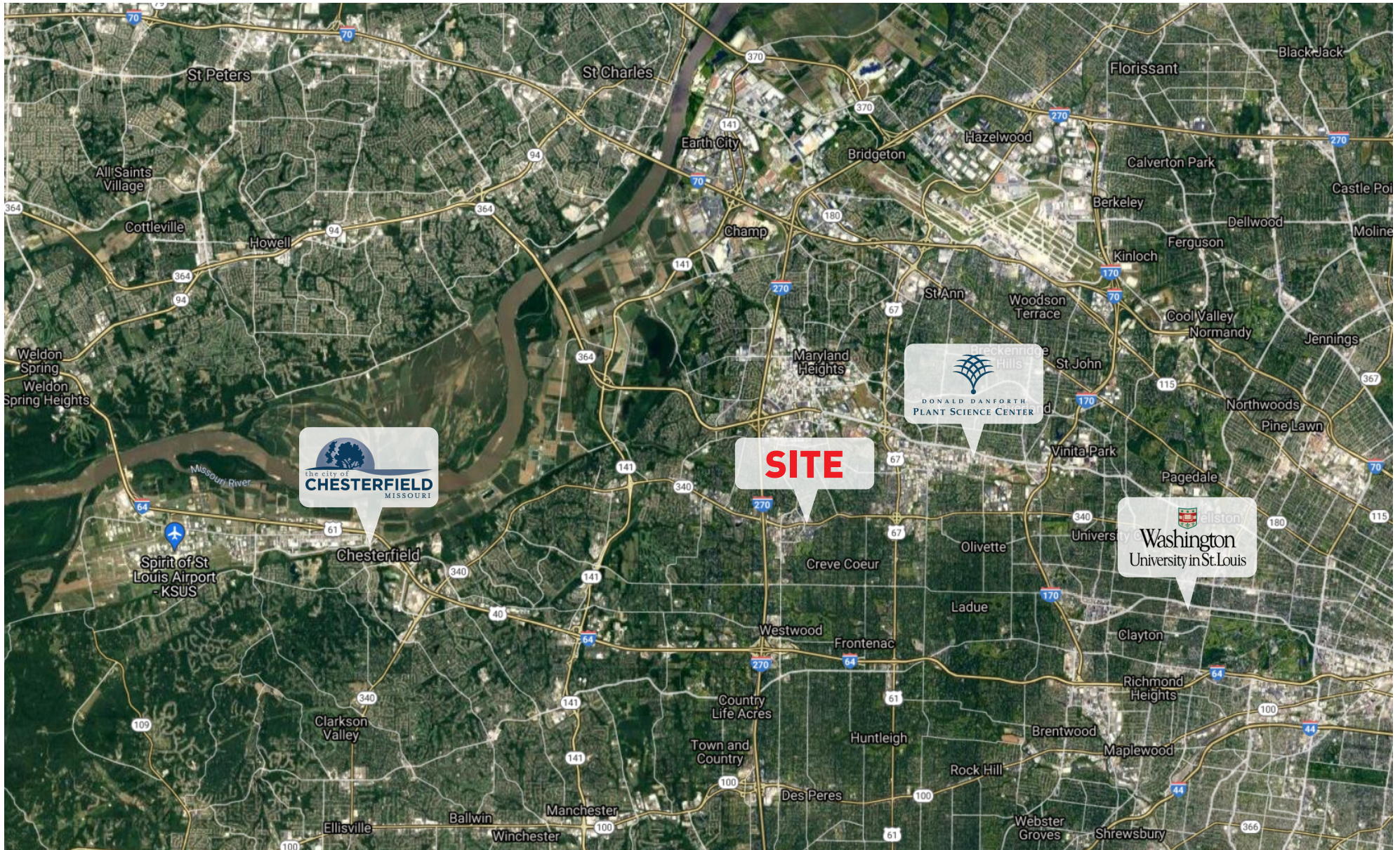


# AERIAL



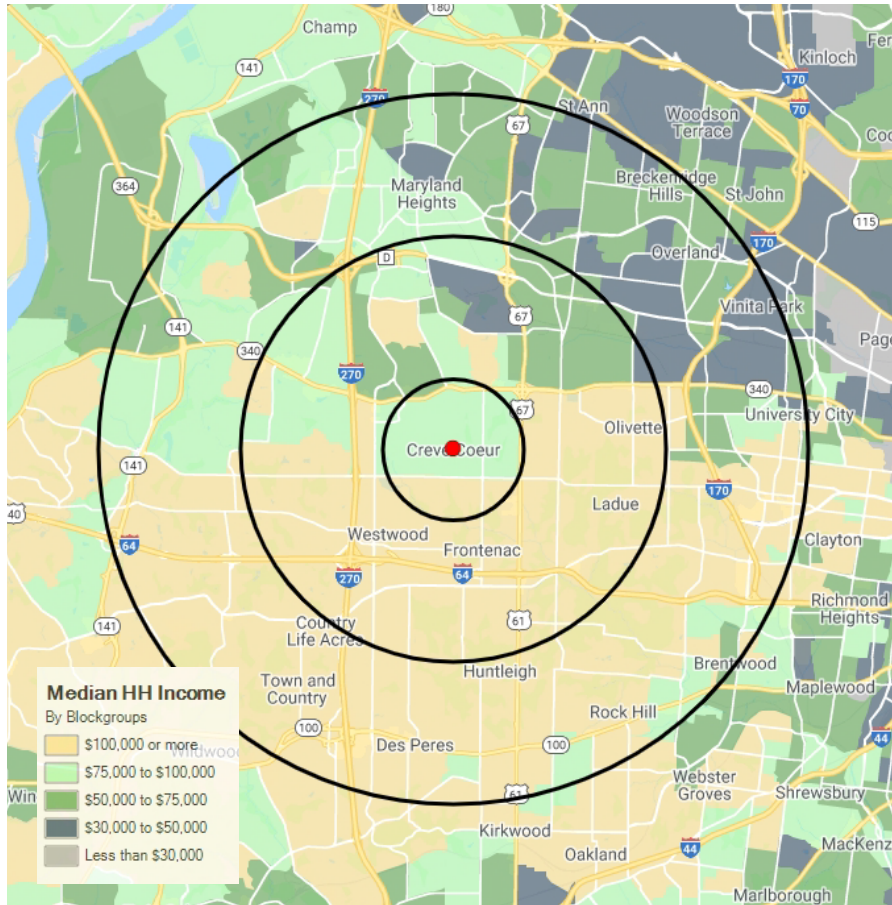


# AERIAL





## NEIGHBORHOOD VIBE



With a population of 17,833, Creve Coeur, Missouri is a premier community for business in the St. Louis area because of its central location, amenities and high quality of life. Interstate 270, Interstate 64 and other primary roadways connect the city to the region and Lambert-St. Louis International Airport is less than 12 miles away. The City of Creve Coeur's Standard & Poor bond rating is AAA, one of only four such rated cities in Missouri. The city is ranked 3rd highest in assessed value in St. Louis County.

Creve Coeur is a key node for technology, life sciences and health services in St. Louis. The city is home to Bayer Crop Science Division, the Nidus Center for Scientific Enterprise and the Donald Danforth Plant Center. Eight of the 25 largest IT consulting firms, two of the largest banks, two of the largest international companies in the St. Louis metropolitan area are located in Creve Coeur. Correctional Medical Services, Drury Hotels, Bayer and Isle of Capri Casinos are just a few of the companies that are headquartered in Creve Coeur; the American Association of Orthodontists is headquartered here as well. The city's top employers include Mercy Hospital, Bayer, Thomson Reuters and SSM Health Care. Bayer employs more than 4,000.

