



Olive & Graeser

Southwest Corner of Olive Blvd & N Graeser Rd
Creve Coeur, MO 63141

Presented By:



Gershman
Commercial Real Estate

4.56-ACRE REDEVELOPMENT OPPORTUNITY ALONG OLIVE BOULEVARD



Introduction

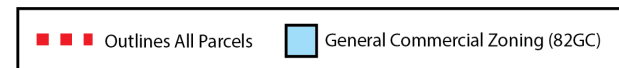
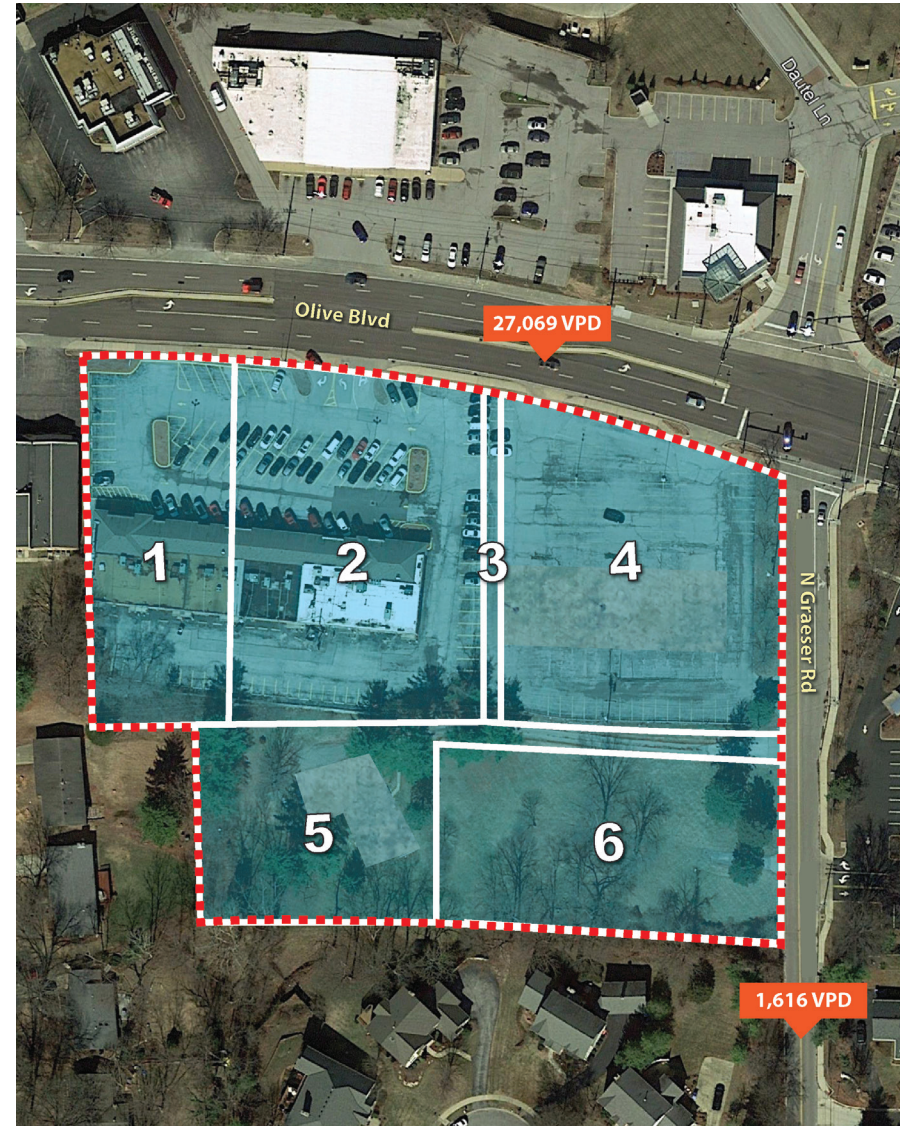
Offered for sale is a 100% fee interest in a prime redevelopment site located in the heart of Creve Coeur, Missouri. The site includes 4.56 acres (approximately 189,634 SF), and is comprised of six parcels of General Commercial (GC) zoned property. The site enjoys over 500 feet of frontage & four curb cuts along heavily travelled Olive Boulevard. There is an existing 15,000 square foot multi-tenant retail building included.

Inquiries should be directed to:

Louis Copilevitz
 Vice President
 Phone: 314-746-1451
lcopilevitz@gershmancre.com

Property Summary (Approximately 4.56 Acres)

	Parcel #	Address	Zoning	Acreage (Per County)	SF (Approx.)
1	17N-54-0046	11056 Olive Blvd	General Commercial District (82GC)	.72	31,363
2	17N-54-0057	11032 Olive Blvd	General Commercial District (82GC)	1.13	49,223
3	17N-54-0741	11026 Olive Blvd	General Commercial District (82GC)	.07	3,049
4	17N-54-0732	11004 Olive Blvd	General Commercial District (82GC)	1.06	46,174
5	17N-52-0543	827 Graeser Rd	General Commercial District (82GC)	.58	25,265
6	17N-52-0554	825 Graeser Rd	General Commercial District (82GC)	1.00	43,560
Total				4.56	189,634





Existing Structure

1 2

Graeser Square - 11048 Olive Blvd
15,024 SF Multi-Tenant Retail Strip Center

**All remaining tenants have redevelopment clauses.*



The Opportunity

- Rare opportunity to acquire over 4.5 acres in Creve Coeur, MO
- Signalized intersection at Olive Boulevard & Graeser Road
- Located less than 1.5 miles east of I-270 & 1 mile west of Lindbergh Boulevard
- Over 500' of Olive Boulevard frontage with four curb cuts on Olive Blvd and one curb cut on Graeser Rd
- General Commercial (GC) zoning
- Daily traffic count in excess of 27,000 vehicles per day
- Strong demographics
- Consolidated ownership under common control



Creve Coeur

Creve Coeur is an ideal central location with numerous amenities, a high quality of life, and connectivity to the region with its immediate access to Hwy 340, I-270, Hwy 67, and I-64/Hwy 40. St. Louis Lambert International Airport is less than 12 minutes, Clayton is a 13 minute drive and downtown St. Louis is only 23 minutes away.

The city is a key node for technology, life services and health services for the greater St. Louis region. Creve Coeur is home to Bayer Corporation, Mercy Hospital St. Louis, Thomson Reuters, Daugherty Sytems Inc, and the 39 North AgTech Innovation District, which includes the Donald Danforth Plant Science Center, Bayer Crop Science, the Helix Incubator and the Yield Lab. Also located in Creve Coeur are 8 of the 25 largest IT consulting firms, 2 of the largest banks, and 2 of the largest international companies in the St. Louis metropolitan area.

Creve Coeur offers beautiful neighborhoods, ample parks and walking trails, premier educational institutions, and superior community services.



18,839
Total Population



46,507
Daytime Population



\$439,344
Median Home Value



\$121,185
Median Household Income



Greater St. Louis Metropolitan Area

The Greater St. Louis metropolitan is the nation’s 21st largest metro and is one of the largest regional economies in the US, with a gross metro product of \$173 billion. Made up of 15 counties, the bi-state area comprises 2.8 million residents, 1.4 million workers and 93,000 business establishments. Over the years St. Louis grew into a manufacturing powerhouse, expanded its service sector, developed into a major tech hub, and ranks third-most economically diverse US metro area. St. Louis has competitive strengths in technology start ups, agricultural science, bioscience, health innovation, financial services, business services, mobility and transportation, along with the educational and cultural amenities of a world-class city.

The area is one of the largest education markets in the United States with 30 four-year and 10 two-year colleges and universities. This includes Saint Louis University and Washington University, which offer world-class degree and research opportunities attracting students, faculty and researchers from around the world.

Greater St. Louis sits within 500 miles of nearly one-third of the nation’s population, and is a major national transportation hub. Located at the intersection of three major rivers, five interstate highways (I-44, I-55, I-64, I-70 & I-270), five airports and six Class I railroads, its strategic central location provides efficient access to national and global markets. The five the airports and their tenants combined employ 36,500 individuals, a number that is set to grow in the coming year as major tenants such as Gulfstream and West Star Aviation expand their operations in the region.

The region has a perfect balance of convenience and affordability, with the advantages of a broadly talented workforce, exceptional educational and cultural institutions, and superb recreational opportunities. This blend, along with our central location and extraordinary transportation assets, makes the region an ideal home for progressive companies competing in and connected to the global economy. The region is home to 14 Fortune 1000 companies, eight of which are in the Fortune 500, along with 8 of Forbes’ largest private companies in America. In 2019, Bunge, with \$41 billion in revenue, relocated their headquarters to St. Louis.

There are plenty of new developments/redevelopments happening in the region. St. Louis recently completed CITYPARK stadium, home for major league soccer team St. Louis CITY SC. Union Station added a 200’ Ferris wheel and \$45 million aquarium as part of a \$160 million redevelopment. The National Geospatial-Intelligence Agency is currently building their new \$2 billion western headquarters downtown St. Louis which will employ nearly 3,100 people, mostly civilians. Phase one of America’s Center Convention Complex has begun which will add 72,000 square feet of exhibit space, double the number of loading docks, and make a new entrance for the facility. Gateway South has been announced as a \$1.2 billion, 80-acre project that would improve the south St. Louis riverfront, while another potential project could bring the city’s first marina to the riverfront which would include a hotel, water park, and indoor trampoline park on a 70-acre plot of land north of Interstate 270.





OLIVE & GRAESER

Olive & Graeser
Redevelopment Opportunity

- Retail
- Office
- Multi-Family
- Hotel