

SCHLAFLY CORPORATION

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3rd floor
St. Louis, MO 63105

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FOR SALE \$750,000
INVESTMENT PROPERTY
7700 OLIVE BLVD.
UNIVERSITY CITY, MO 63130

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AUGUST SCHLAFLY
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TRAFFIC: 20,167 VPD
on Olive Blvd East of I-170
(MODOT 2012)

LEASE: \$14 SF Triple Net

BUILDING SIZE: 9600 SF

ZONING: Medical/Office

2016 TAXES: \$11,117.47

2016 DEMOGRAPHICS

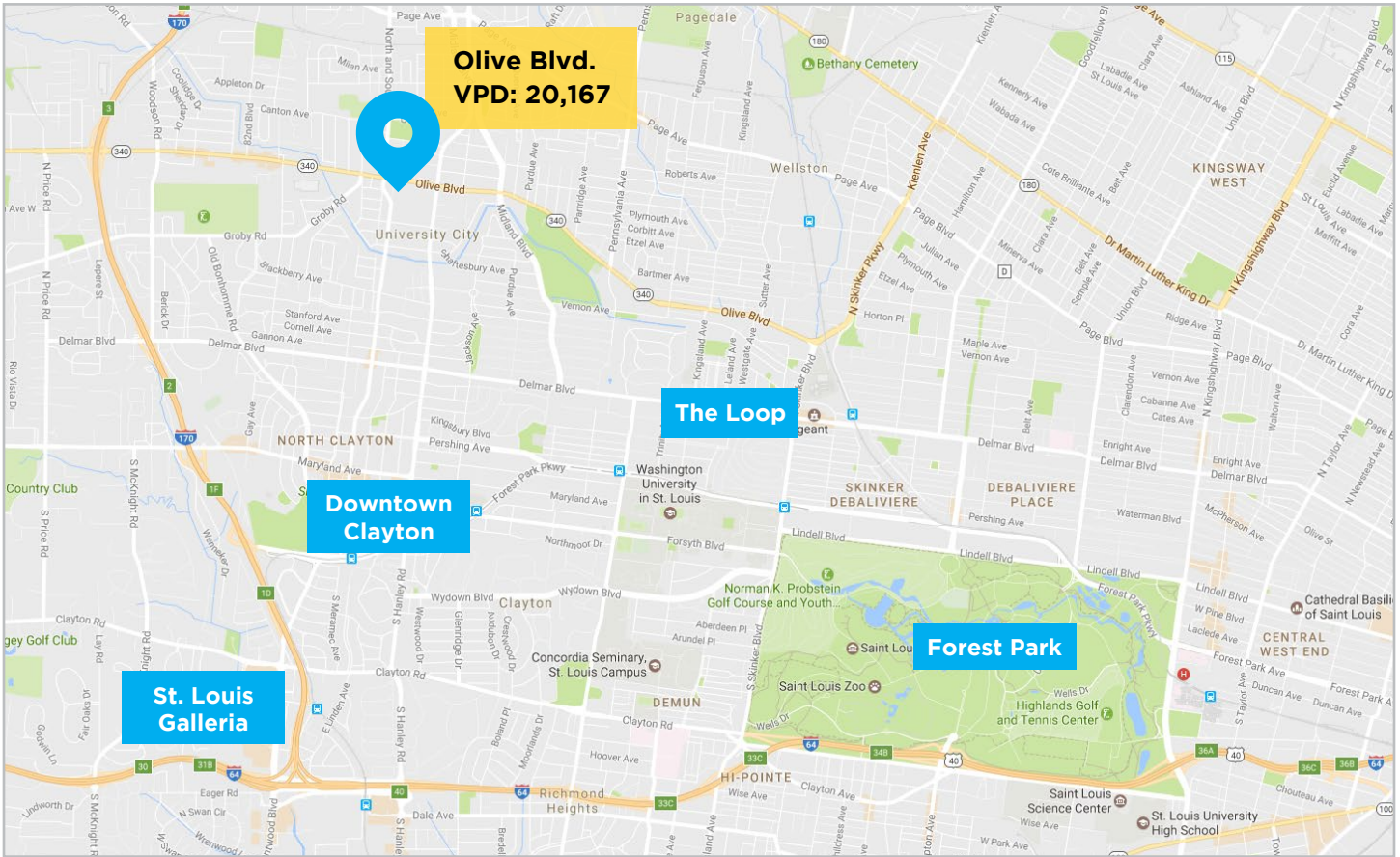
within 5 miles

Population: 290,624

Daytime Population: 387,117

Average Household Income: \$77,243

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9,600 SF Income-producing property with up to 4,000 SF available to lease

Ideal for Medical/Office use

Located in the Olive Corridor at Olive and North & South Boulevards

Convenient central county location near I-170, only 5 minutes from Clayton and The Loop

Property completely modernized and built out for medical/office users.

Tenants include APEX Network Physical Therapy, Physician's Choice Wellness, and Complete Supplements.

Ideal co-tenancy for orthopedic or podiatric practice.

Flexible space size and configurations available.

EXCELLENT BUILDING AMENITIES:

- Reception area at entrance
- On-site lab
- Break room
- Mens/Womens Locker rooms