



**WILLOWBROOK
PLAZA**

SCAN HERE!

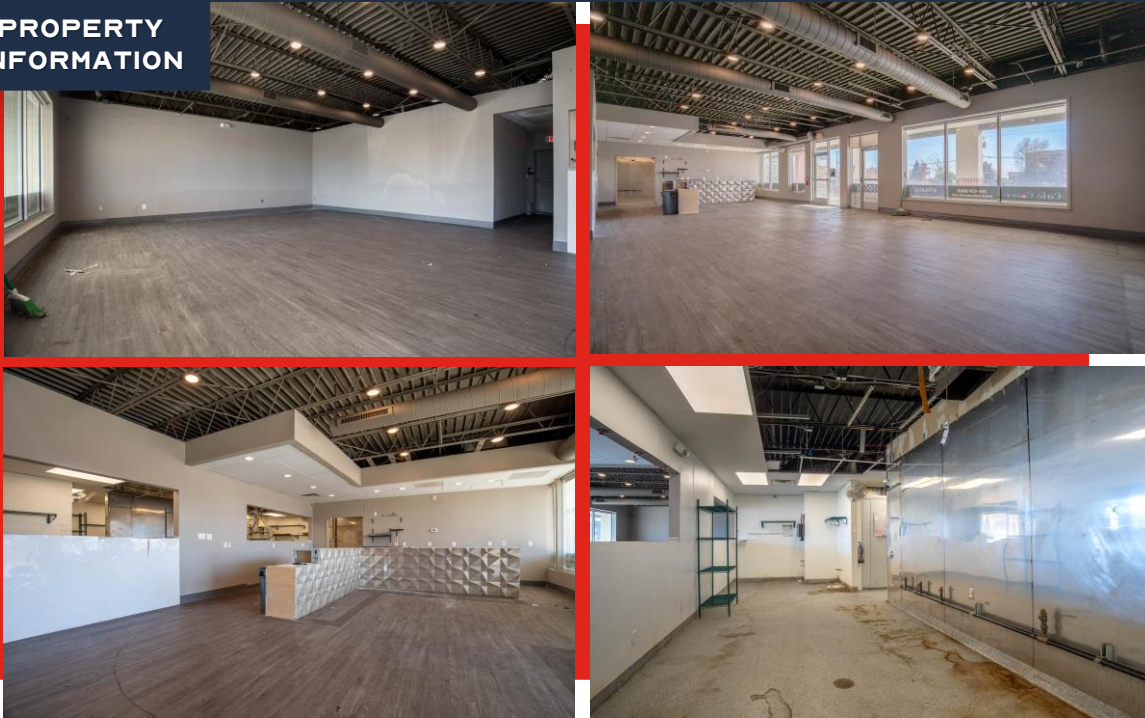


CALEB ANTHONIS




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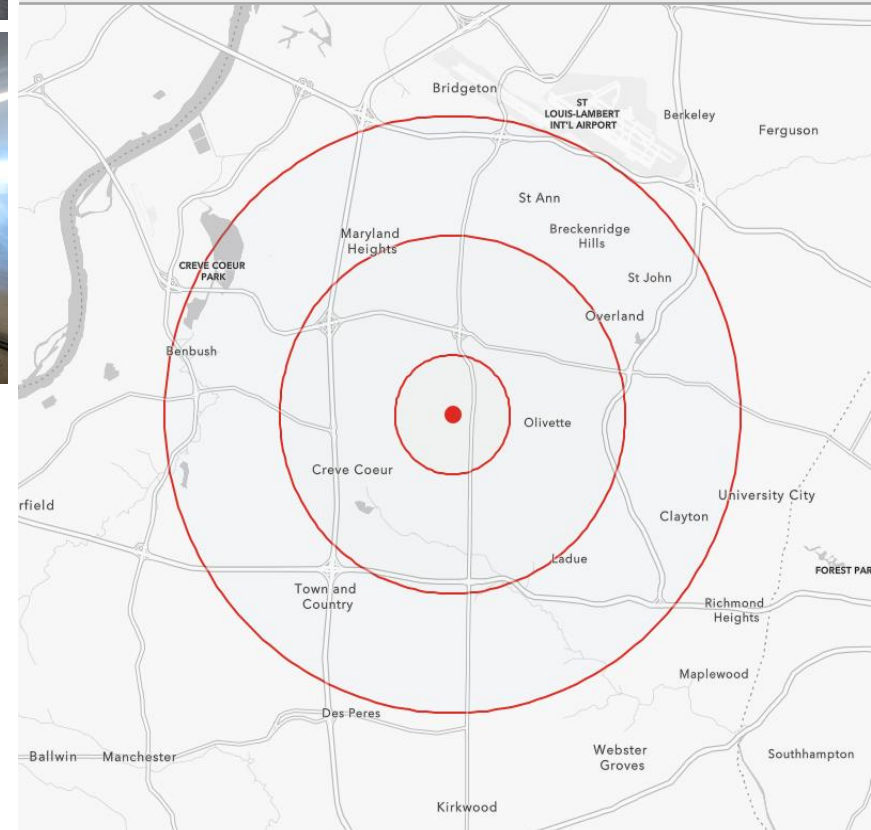
**10451-10483 OLD OLIVE STREET ROAD
CREVE COEUR, MO 63141
800 S.F. | \$18.00/S.F. N.N.N.**

PROPERTY INFORMATION



- ESTABLISHED SHOPPING CENTER RENOVATED IN 2015
- ADJACENT TO 600-ACRE 39 NORTH INNOVATION DISTRICT, AMC CREVE COEUR THEATER, PANDA EXPRESS, CALIFORNIA PIZZA KITCHEN, PANERA, AND MUCH MORE!
- DENSE RESIDENTIAL POPULATION, WITH MULTIPLE NEIGHBORHOODS AND APARTMENT DEVELOPMENTS NEARBY INCLUDING VANGUARD HEIGHTS (174 UNITS) AND THE VUE (182 UNITS)
- ABUNDANT PARKING ONSITE (6/1,000 S.F.)
- BUILDING SIGNAGE AVAILABLE

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---|-----------|-----------|-----------|
| POPULATION  | 10,693 | 70,300 | 210,849 |
| HOUSEHOLDS  | 5,037 | 30,315 | 90,622 |
| AVERAGE HH INCOME  | \$125,392 | \$130,956 | \$126,785 |



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SITE PLAN



10451

KITCHEN HOUSE

Credit Center

CREDIT

VET

Shred Center

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