

# HUTKIN

DEVELOPMENT COMPANY

## FOR LEASE

701 - 747 N. New Ballas Road  
Creve Coeur, MO 63141



### Retail Endcap

HUTKIN DEVELOPMENT COMPANY  
10829 Olive Boulevard  
Suite 200  
St. Louis, MO 63141

Telephone 314.872.9140  
FAX 314.872.9001

Visit our website:  
[www.hutkin.com](http://www.hutkin.com)

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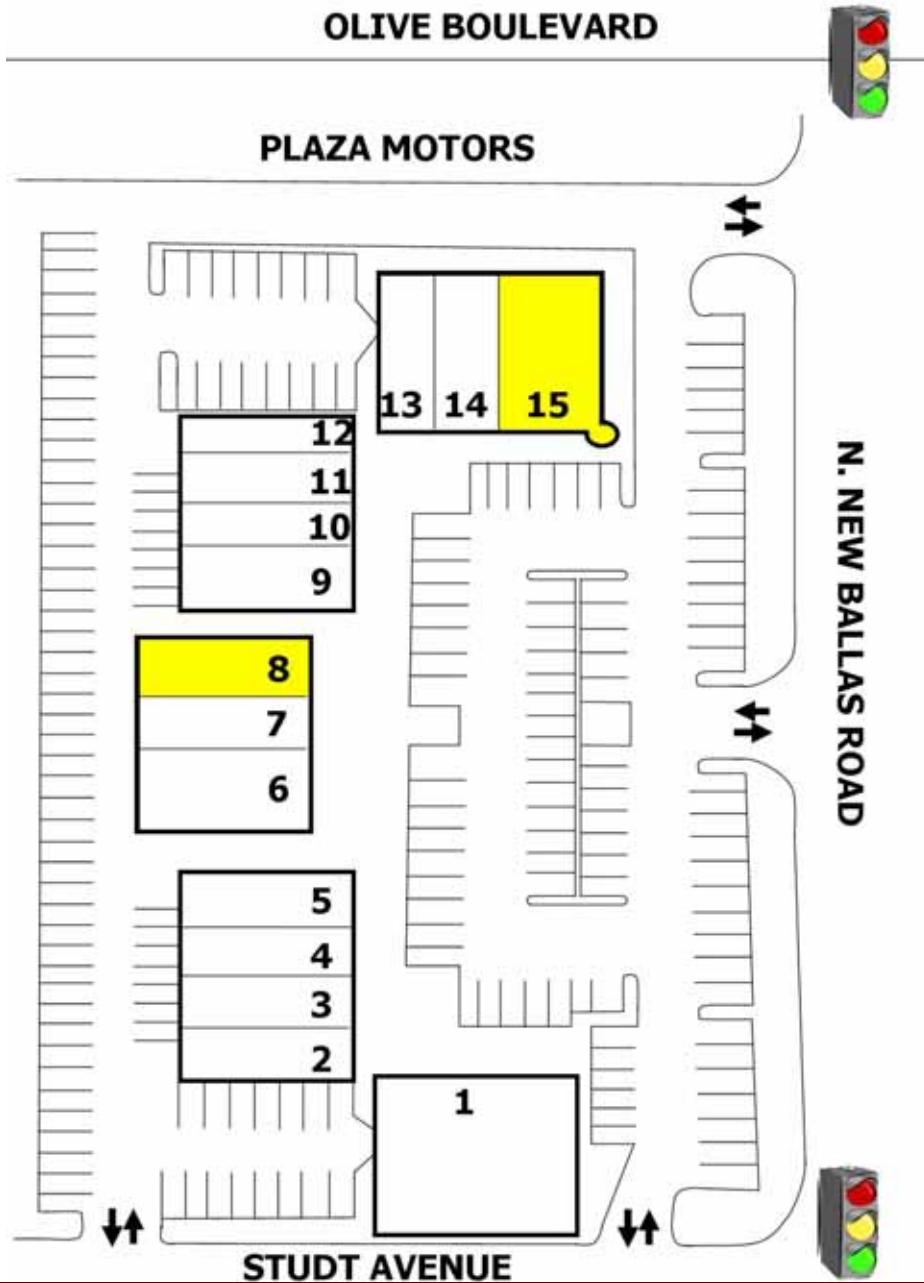
- **1,400 & 2,040 (end cap) Square Feet Available**
  - 727 N. New Ballas - 1,400 sf
  - 747 N. New Ballas - 2,040 sf - Endcap
  - \$19.00 PSF, NNN
  - \$21.00 PSF NNN
- Located in the "Heart of Creve Coeur", one block south of Olive Boulevard
- Tenants include: Cuisine d' Art, Oishi Sushi, Eyewearhaus, Curves for Women and Vinciguerra Jewelers
- Demographics :

	<u>1 mile</u>	<u>3 miles</u>
– Population	8,580	55,123
– Daytime Population	24,463	107,404
– Average Household Income	\$98,248	\$93,368

# SURROUNDING RETAILERS



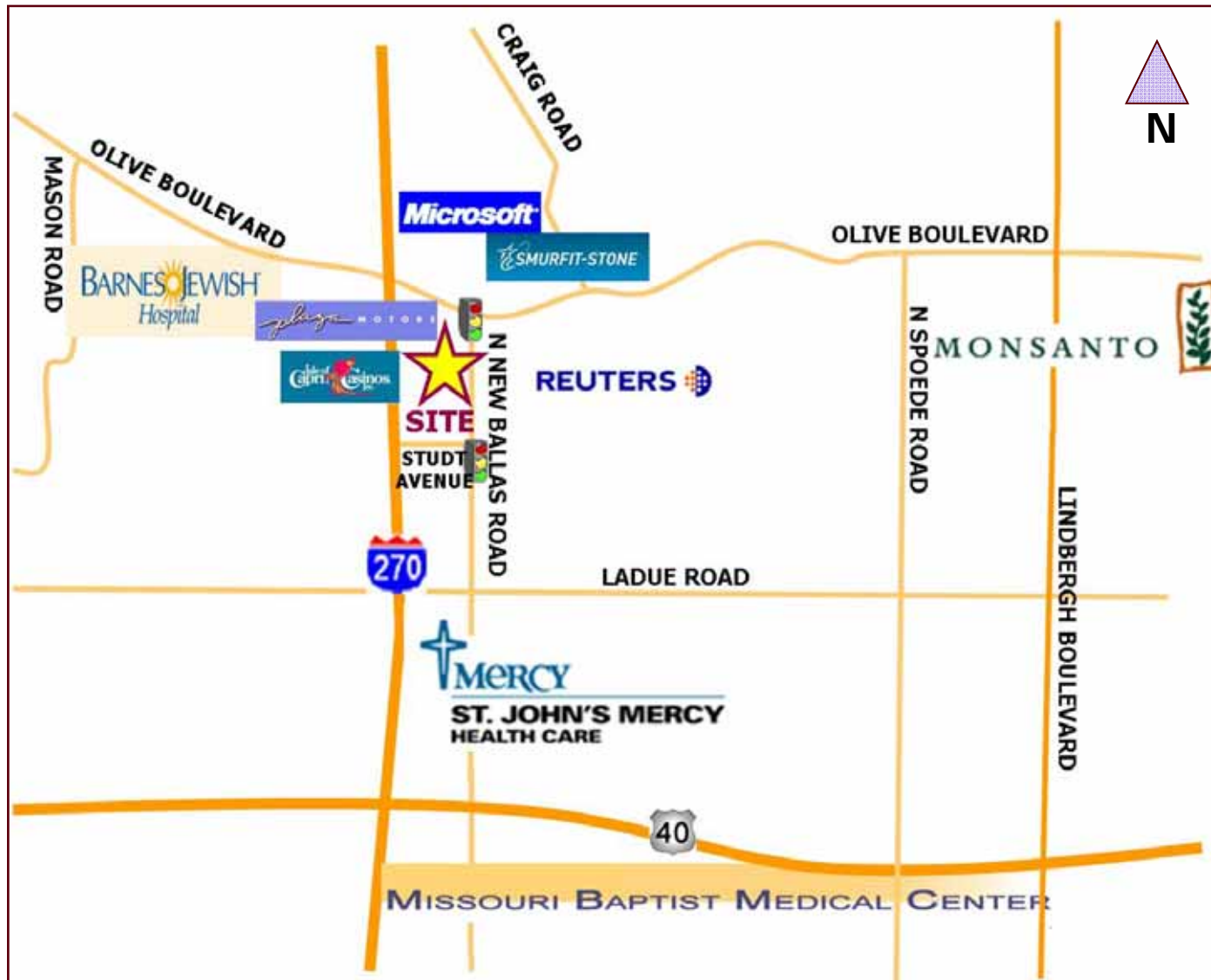
- ◆ Signal ized Intersection
- ◆ Traffic Count on Bal l as: 19,600
- ◆ Traffic Count on Ol ive: 40,019
- ◆ Great Visibil ity
- ◆ Immediate proximity to St. Johns, Missouri Baptist & BJC Hospital s & Medical Office Space
- ◆ Maj or empl oyers incl ude: Microsoft, SmurfitStone, Isl e of Capri, Reuters, & Monsanto



NO	ADDRESS	<u>OCCUPIED</u> <u>AVAILABLE</u>	SQUARE FEET
1	701 N. New Ballas Road	Occupied	4,620
2	711 N. New Ballas Road	Occupied	1,560
3	713 N. New Ballas Road	Occupied	1,575
4	715 N. New Ballas Road	Occupied	1,050
5	717 N. New Ballas Road	Occupied	1,400
6	721 N. New Ballas Road	Occupied	2,800
7	725 N. New Ballas Road	Occupied	1,400
8	727 N. New Ballas Road	<b>AVAILABLE</b>	1,400
9	731 N. New Ballas Road	Occupied	1,610
10	733 N. New Ballas Road	Occupied	1,190
11	735 N. New Ballas Road	Occupied	1,450
12	737 N. New Ballas Road	Occupied	1,000
13	741 N. New Ballas Road	Occupied	1,020
14	743 N. New Ballas Road	Occupied	2,100
15	747 N. New Ballas Road	<b>AVAILABLE</b>	2,040

# SITE PLAN

**MAJOR EMPLOYERS**



*Retail  
Endcap*

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