



- **1,400 Square Feet Available**
- **727 N. New Ballas**
- **\$18.00 PSF, NNN**
- Area daytime population consists of highly educated and highly compensated consumers
- Located in the "Heart of Creve Coeur", one block south of Olive Boulevard, adjacent to Plaza Motors
- 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

Retail

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

CONTACT

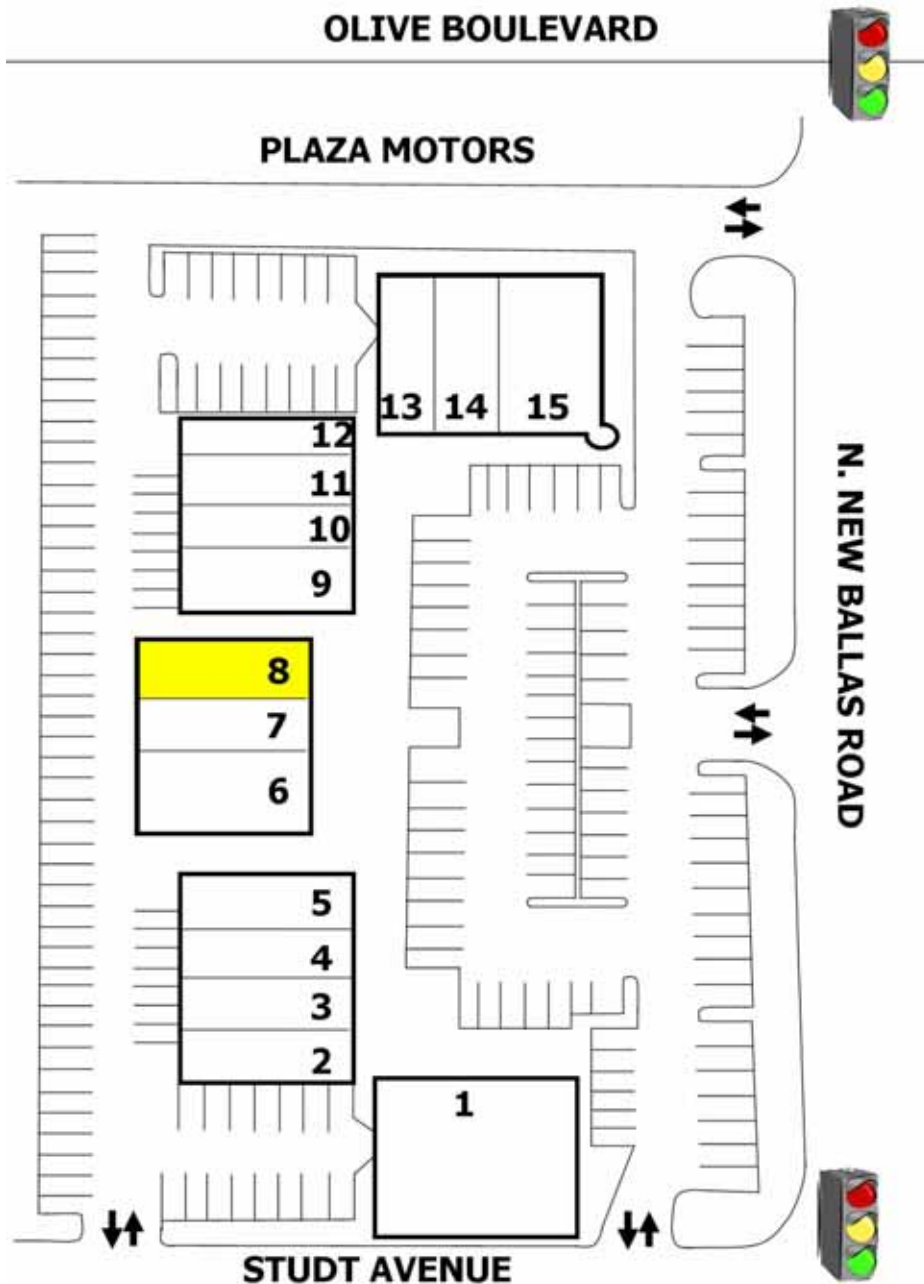
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SURROUNDING RETAILERS



- ◆ 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	AVAILABLE	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	Occupied	2,040

SITE PLAN

MAJOR EMPLOYERS



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