



**HAMPTON
AVENUE RETAIL**

SCAN HERE!



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**3511-3525 HAMPTON AVENUE
ST. LOUIS, MO 63139
3,000 S.F.
\$18.00/S.F. N.N.N.**

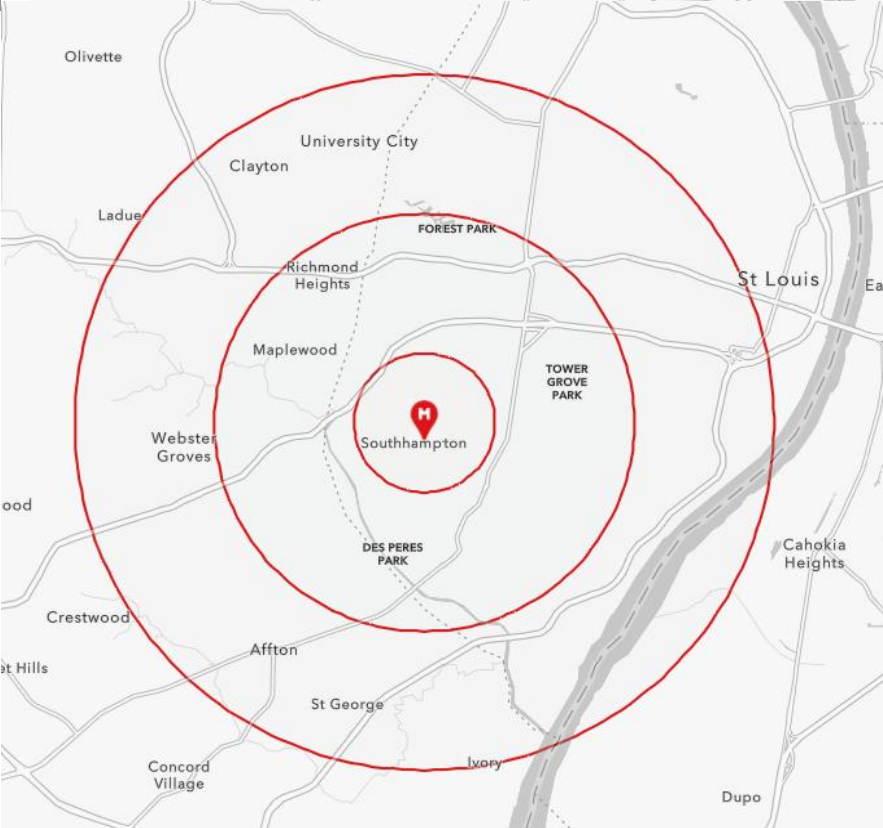
FOR LEASE

PROPERTY INFORMATION



- **PRIME RETAIL LOCATION ALONG THE BUSTLING HAMPTON CORRIDOR**
- **3,000 FT OF RECENTLY RENOVATED RETAIL SPACE AVAILABLE WITH UPDATED LIGHTING AND NEWLY BUILT ADA RESTROOM.**
- **SITUATED AT THE NEXUS OF NORTH HAMPTON, SOUTH HAMPTON, LINDENWOOD PARK, AND CLIFTON HEIGHTS NEIGHBORHOODS**
- **ONLY MINUTES AWAY FROM HWY-44, CHIPPEWA, PRINCETON HEIGHTS, TOWER GROVE PARK AND THE BOTANICAL GARDEN**
- **HIGHLY VISIBLE STOREFRONTS WITH SIGNAGE SEEING OVER 24,100 V.P.D.**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		22,719	156,268	381,159
HOUSEHOLDS		11,654	77,500	179,154
AVERAGE HH INCOME		\$91,920	\$90,352	\$100,035



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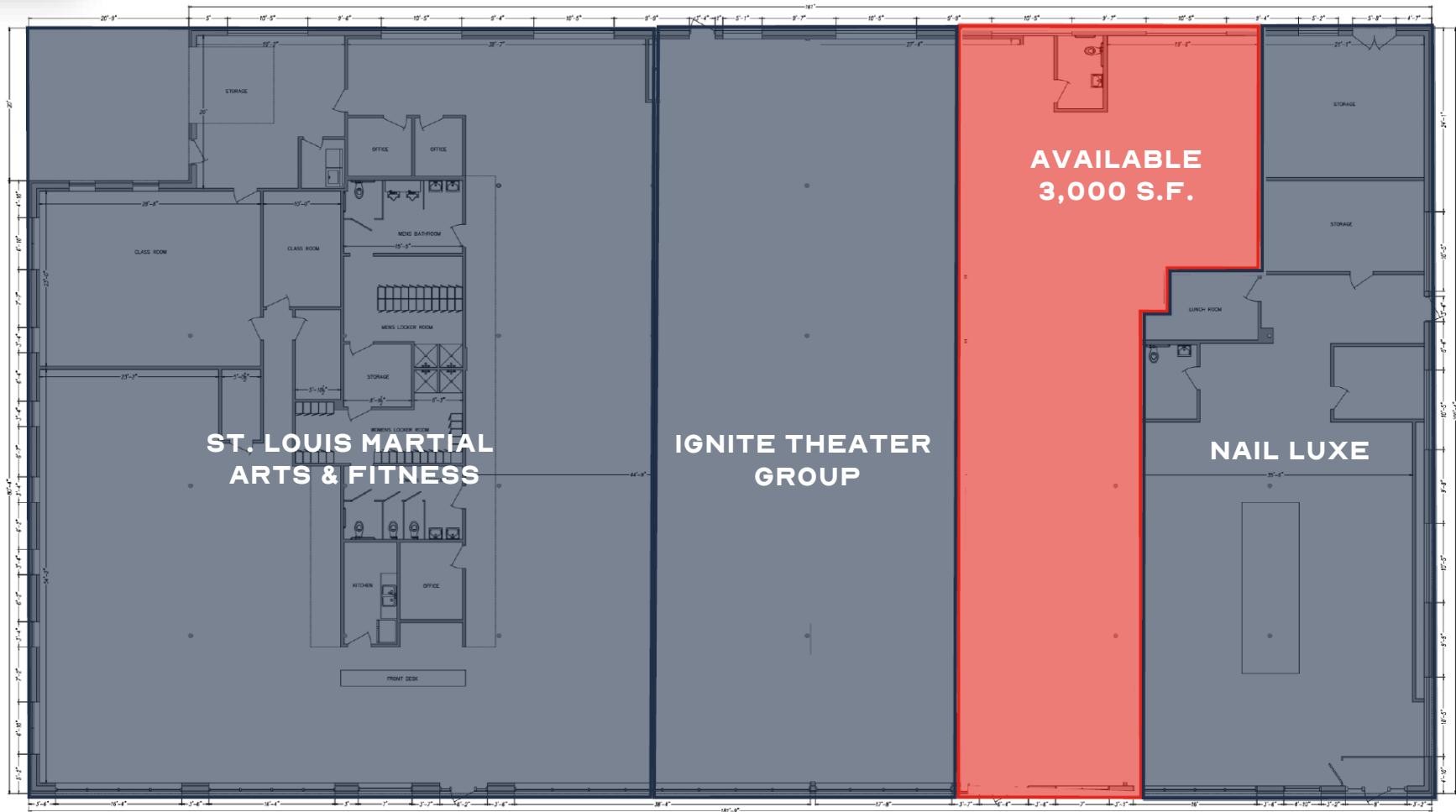
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SITE PLAN



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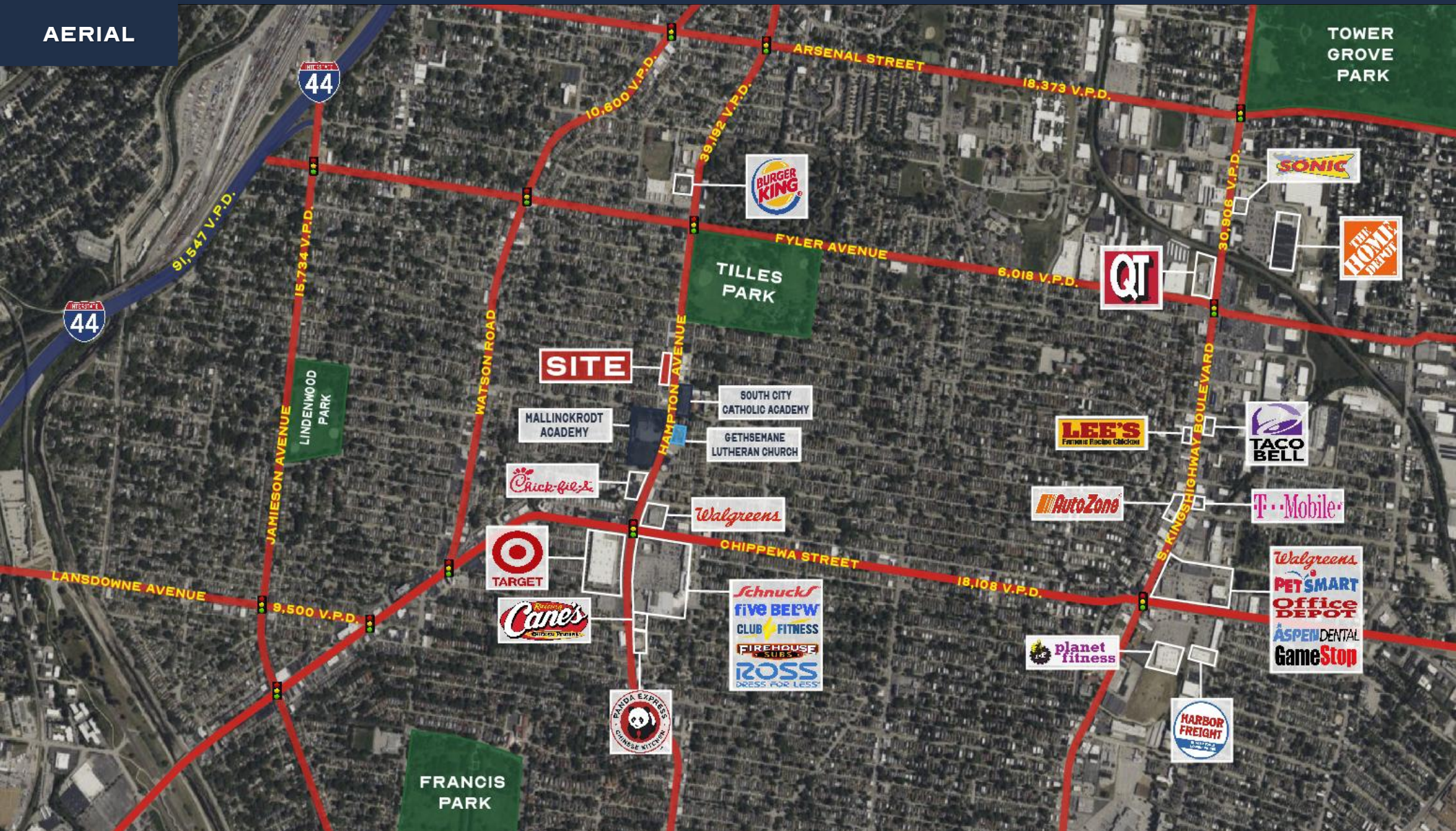
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AERIAL



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