4455 Telegraph Road

ST. LOUIS, MO 63129

SOUTH COUNTY RETAIL / OFFICE–AVAILABLE FOR LEASE

Located on Highly Trafficked Corridor | 44,726 VPD | Pylon Signage Available

PROPERTY HIGHLIGHTS

- 2-Level Retail/Office Building, 17,898 SF GLA
  ±350 Feet of Frontage on Telegraph Rd
- 44.726 VPD
- Ample parking for tenants and customers
- Pylon Signage Available

DEMOGRAPHICS:

	1-MILE	3-MILE	5-MILE
Population	12,787	62,012	150,363
Households	5,419	26,192	63,072
Average HH income	$83,488	$80,685	$80,151
Number of Business	368	1,784	4,293
Number of Employees	3,728	21,052	57,194

CARDINAL REALTY GROUP
REAL ESTATE & ACQUISITIONS
WITHOUT LIMITATIONS

For more information, please contact:

HAL HANSTEIN

Mobile: (314) 607-2928
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COMMERCIAL Real Estate REALTOR® CCIM

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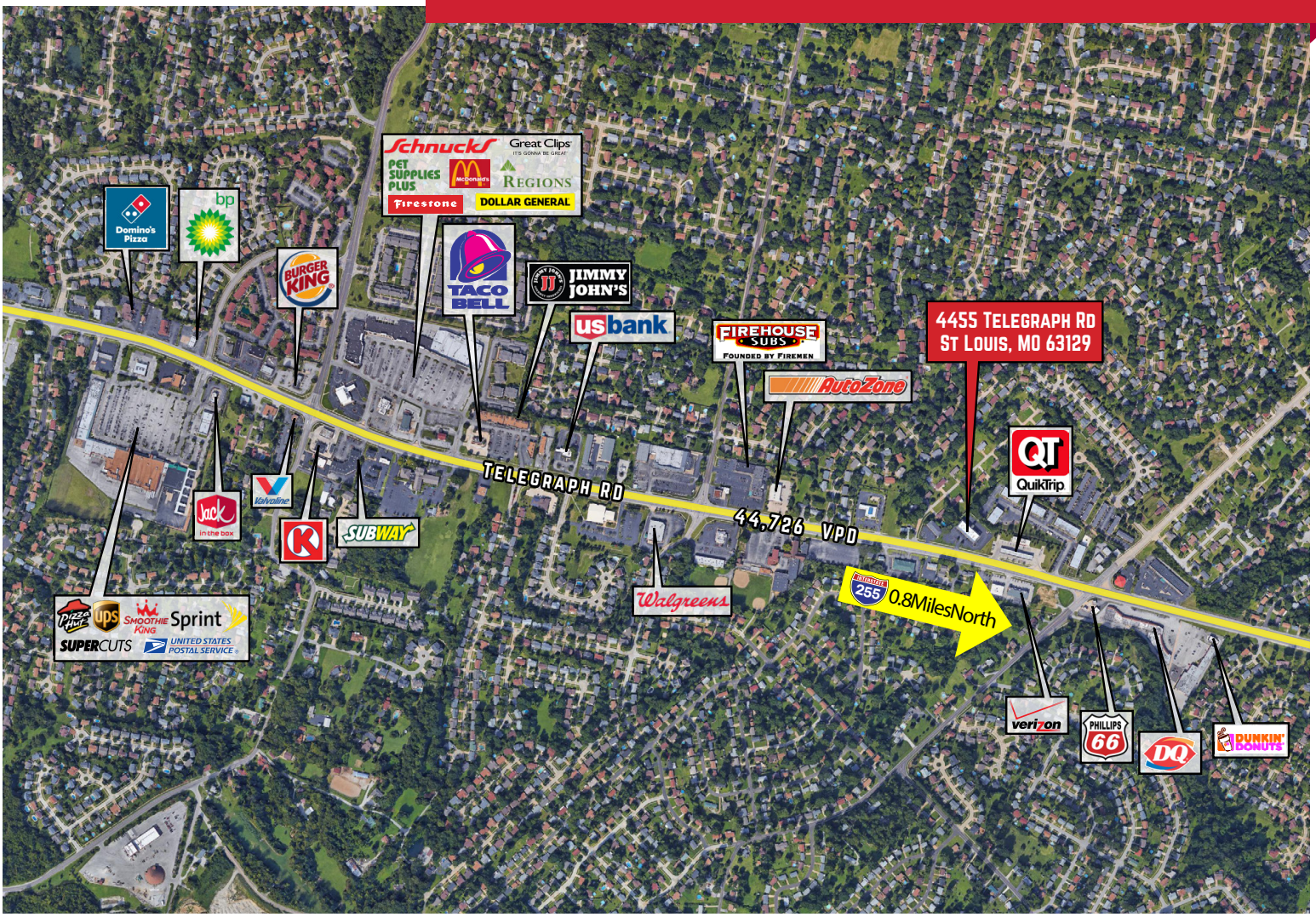

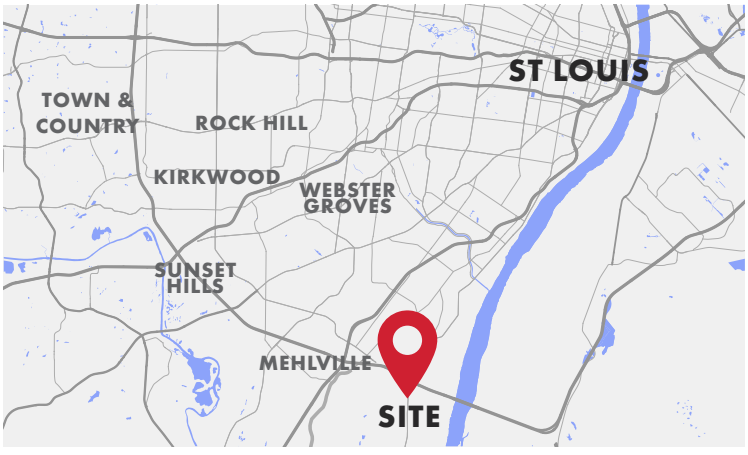

LOCATION OVERVIEW

Located on Telegraph Road at the entrance to one of the most traveled roadways in South St. Louis County with over 44,726 vehicles per day. This area of South St. Louis County is known as "Oakville" with a 2010 population of 36,143 a 2.4% increase since 2000 and a median home value of $237,800 making this a prized location for a large variety of service business. This easy to find the property located just South of Quick Trip between Forder and Yeager Roads.

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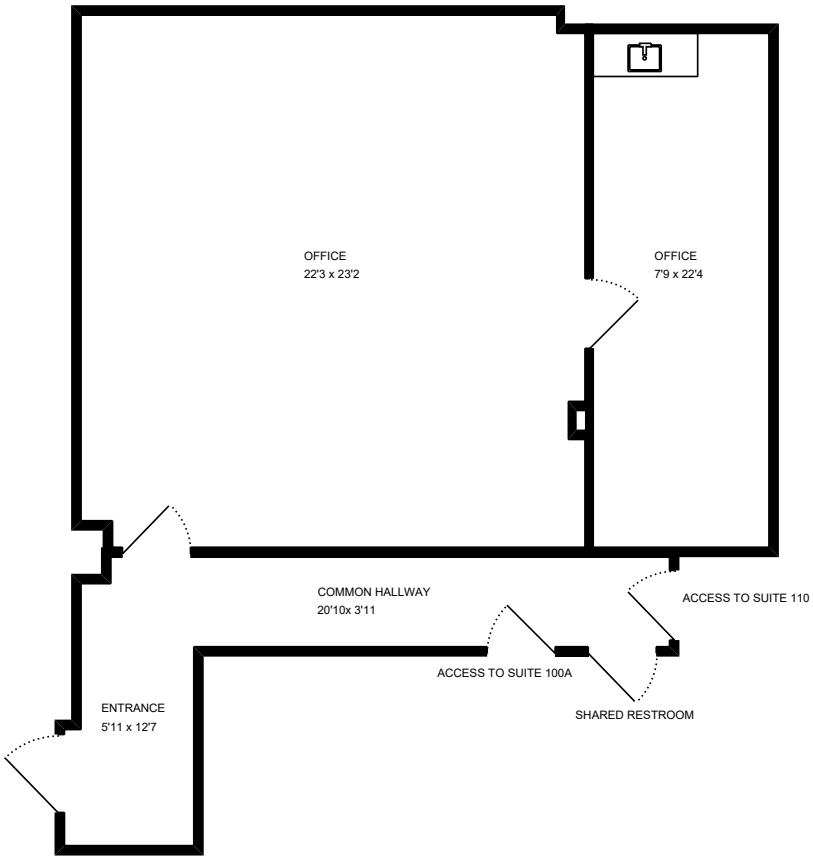
FLOOR PLAN - SUITE 100A



SUITE 100B

- 550 SF Office Suite
- $750 Monthly Rent
- All Utilities Included
- Shared Restroom
- Private Exterior Entrance
- Curbside Parking

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PHOTOS

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