



**PARK HAMPTON  
CENTER**

SCAN HERE!



**CALEB ANTHONIS**

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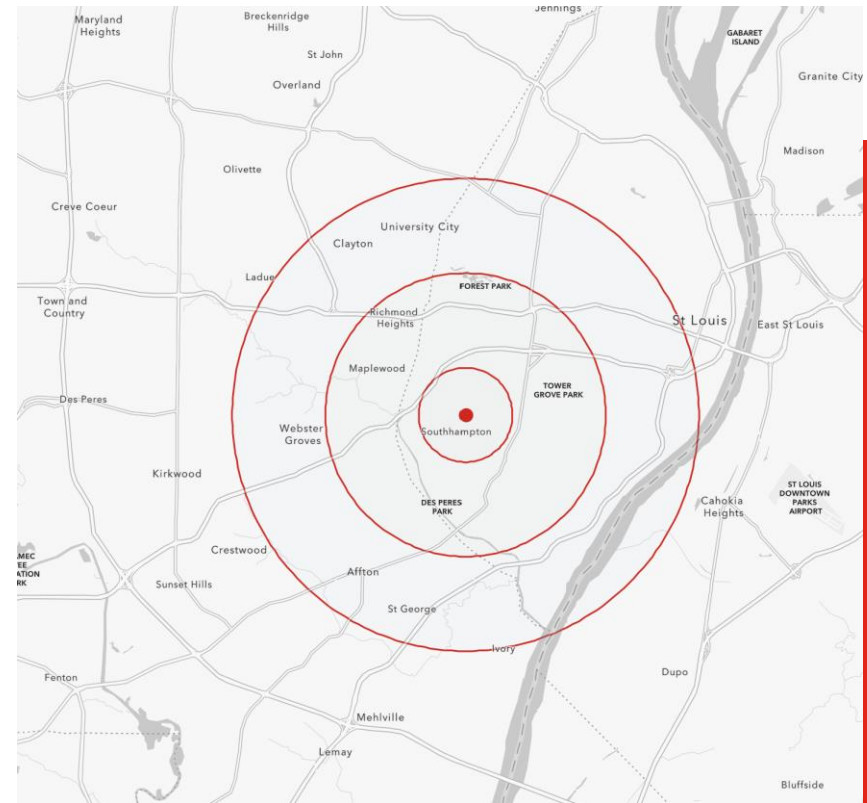
**3460-3470 HAMPTON AVENUE  
ST. LOUIS, MO 63139  
250-1,050 SQUARE FEET AVAILABLE**

### PROPERTY INFORMATION



- CONVENIENTLY LOCATED ON HAMPTON AVENUE BETWEEN INTERSTATE-44 AND CHIPPEWA
- PRODUCES A DIVERSIFIED INCOME STREAM WITH 22 POSSIBLE UNITS
- BORDERS TILLES PARK
- PARK HAMPTON CENTER IS 94% OCCUPIED AND OFFERED AT AN 8.16 CAP RATE
- FEATURES A LARGE LOT WITH PLENTIFUL PARKING
- LOCATED ON THE WESTERN EDGE OF THE DESIRABLE NORTH HAMPTON NEIGHBORHOOD
- VALUE-ADD OPPORTUNITY
- PROXIMITY TO RESTAURANTS AND SEVERAL MAJOR SHOPPING CENTERS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	23,970	160,404	385,349
HOUSEHOLDS	12,058	76,011	173,704
AVERAGE HH INCOME	\$85,563	\$79,360	\$86,152



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### SITE PLAN



### 3460 HAMPTON

SUITE	STATUS	TENANT
101-103	LEASED	ST. LOUIS CAT CLINIC
104	LEASED	DONALD G. BOWEN II
105	LEASED	MILLER CERTIFIED AIR
106	LEASED	MC&RC
201	LEASED	LATOYA'S LUXURY LOX, LLC
202	LEASED	LE'MESHA DAVIS DAWAXPERT
203-204	LEASED	NEACE NETWORK & CONSULT
206	LEASED	JEFF SWANEY

### 3470 HAMPTON

SUITE	STATUS	TENANT
101A	LEASED	TOBIAS LICKER, ATTY
101B	AVAILABLE	\$13.00 / SF FSG
101C	LEASED	LILLY'S SENIOR SERVICE, LLC
102	LEASED	NANCY YOUNG DC
103	LEASED	OZIK HOME CARE, INC.
104	LEASED	BIG SHOW AUTO SALES
105	LEASED	LAWRENCE SETORDZIE & WILLIAMS
106	LEASED	L MICELLI DBA ALEX ABOUSSIE
201	AVAILABLE	\$13.00 / SF FSG
202-206	LEASED	WITCO SERVICES

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AERIAL



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