



**PARK HAMPTON
CENTER**

SCAN HERE!



CALEB ANTHONIS

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**3460-3470 HAMPTON AVENUE
ST. LOUIS, MO 63139**

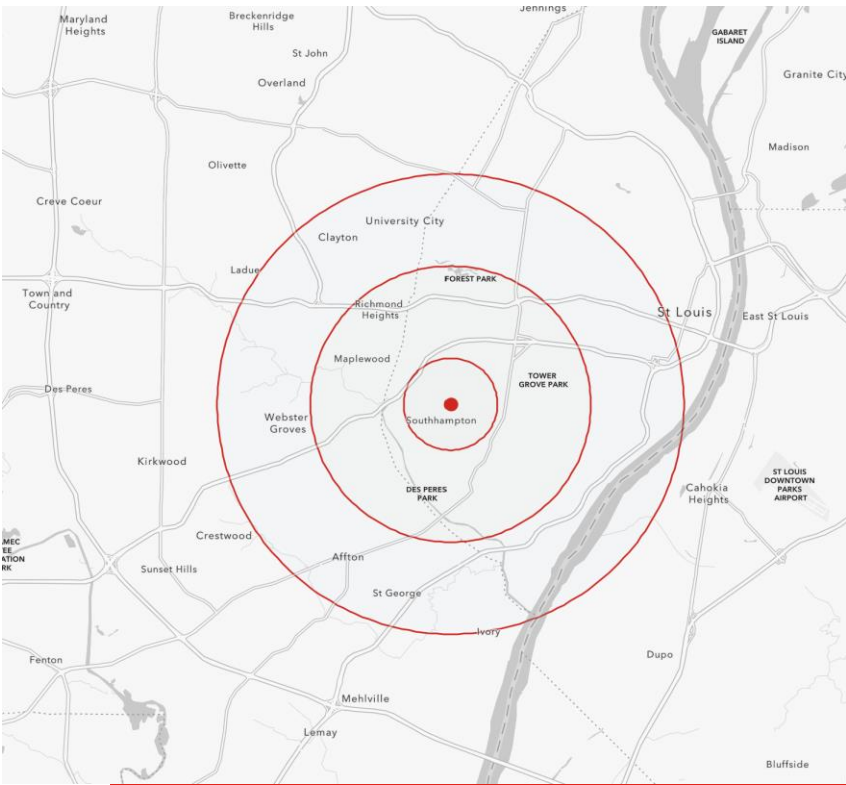
\$1,900,000 (\$93.59 / S.F.) | 23,320 S.F.

PROPERTY INFORMATION



- CONVENIENTLY LOCATED ON HAMPTON AVENUE BETWEEN INTERSTATE-44 AND MO-366
- 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
- DEDICATED PRIVATE PARKING LOT
- 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	-
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	-
202-206	LEASED	WITCO SERVICES

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AERIAL



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