

# FOR LEASE

5800 -5804 Hampton Avenue | St. Louis, MO 63109

## SOUTH CITY OFFICE/RETAIL SPACE

637 – 1,911 S.F. Available

\$18.00/ S.F. N.N.N..



SCAN HERE!



**Caleb Anthonis**

Phone: 314.647.6611 ext. 126

[Caleb@ManorRealEstate.com](mailto:Caleb@ManorRealEstate.com)

Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Lessee investigate fully.

**MANOR** REAL ESTATE



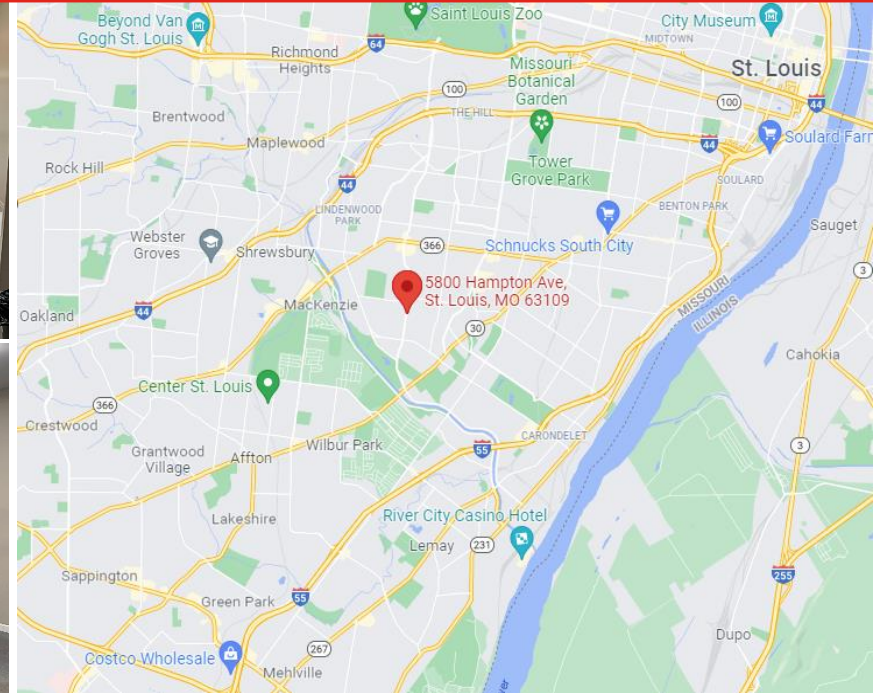
# FOR LEASE

5800 -5804 Hampton Avenue | St. Louis, MO 63109

## SOUTH CITY OFFICE/RETAIL SPACE

637 – 1,911 S.F. Available

\$18.00/ S.F. N.N.N..



### Property Overview

- Excellent building and window signage available facing Hampton Ave
- Built in 1961
- Ideal retail or office space
- Layout is currently combined into one space but can be divided into 3 separate units
- 2.09 / 1,000 S.F. parking ratio
- Equipped with a security system throughout
- Property has 3 restrooms, 1 in each space

### Location Overview

- Located in South City on the corner of Hampton and Milentz Avenue
- Property between Rhodes and Milentz Avenue
- Property Highly visible with over 38,000 V.P.D. on Hampton Avenue
- Zoned “F” – Neighborhood Commercial
- Princeton Heights Neighborhood

SCAN HERE!



**Caleb Anthonis**

Phone: 314.647.6611 ext. 126

[Caleb@ManorRealEstate.com](mailto:Caleb@ManorRealEstate.com)

Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Lessee investigate fully.

**MANOR** REAL ESTATE