

**HAMPTON AVENUE HARD
CORNER RETAIL PROPERTY**



SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

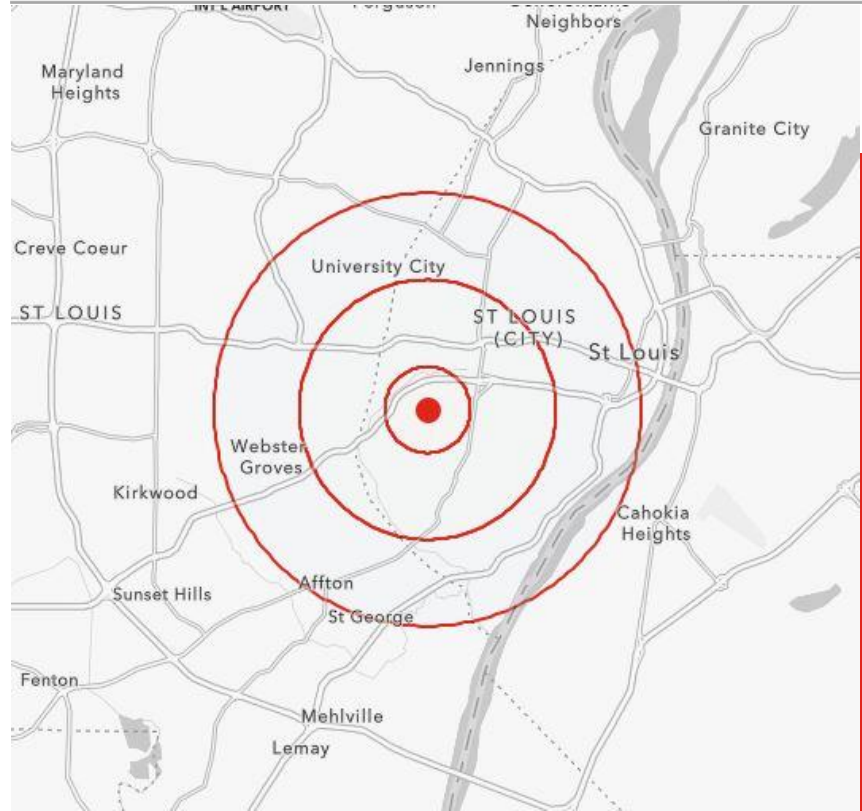
**2801 & 2807 HAMPTON AVENUE
ST. LOUIS, MO 63139
1,209 S.F. | \$300,000 (\$206.78/S.F.)**

PROPERTY INFORMATION



- **PRIME LOCATION RETAIL PROPERTY FEATURING A 1,209 SF QSR BUILDING**
- **TWO (2) PARCELS INCLUDED TOTALING 8,539 SF**
- **LOCATED ON THE HARD CORNER OF A SIGNALIZED INTERSECTION AT HAMPTON AVE. AND SOUTHWEST AVE.**
- **ADJACENT LOT WITH 14 SPACES**
- **FEATURES A LARGE LOT WITH PLENTIFUL PARKING**
- **EXCELLENT OPPORTUNITY FOR AN OWNER-USER OR A REDEVELOPMENT SITE.**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	15,664	144,453	231,159
HOUSEHOLDS	8,048	72,394	103,935
AVERAGE HH INCOME	\$90,600	\$93,401	\$94,553



SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
 Caleb@ManorRealEstate.com

**2801 & 2807 HAMPTON AVENUE
 ST. LOUIS, MO 63139
 1,209 S.F. | \$300,000 (\$206.78/S.F.)**

AERIAL



SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**2801 & 2807 HAMPTON AVENUE
ST. LOUIS, MO 63139
1,209 S.F. | \$300,000 (\$206.78/S.F.)**