MANOR REAL ESTATE

FOR LEASE



HAMPTON AVENUE RETAIL

SCAN HERE!

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3511-3525 HAMPTON AVENUE
ST. LOUIS, MO 63139
2,000-3,000 S.F.
$12.00/S.F. N.N.N.

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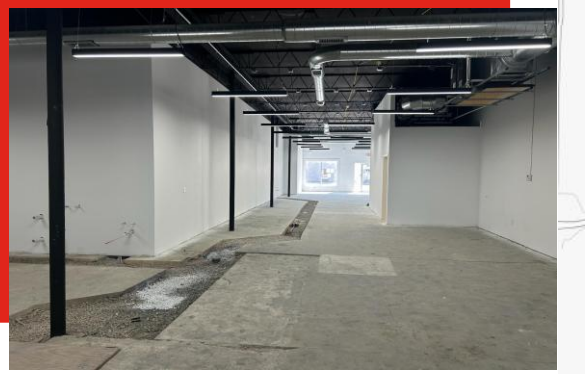
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PROPERTY INFORMATION

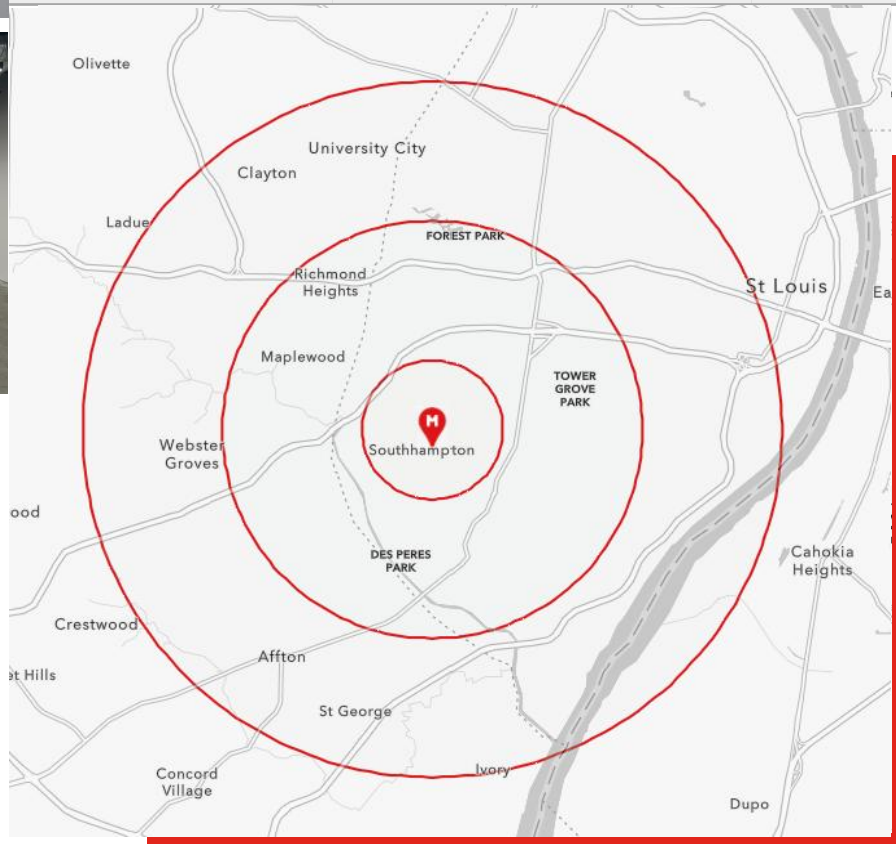








DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		22,719	156,268	381,159
HOUSEHOLDS		11,654	77,500	179,154
AVERAGE HH INCOME		$91,920	$90,352	$100,035



- PRIME RETAIL LOCATION ALONG THE BUSTLING HAMPTON CORRIDOR
- 2,000-3,000 FT OF RECENTLY RENOVATED RETAIL SPACE AVAILABLE WITH UPDATED LIGHTING AND NEWLY BUILT ADA RESTROOM.
- SITUATED AT THE NEXUS OF NORTH HAMPTON, SOUTH HAMPTON, LINDENWOOD PARK, AND CLIFTON HEIGHTS NEIGHBORHOODS
- ONLY MINUTES AWAY FROM HWY-44, CHIPPEWA, PRINCETON HEIGHTS, TOWER GROVE PARK AND THE BOTANICAL GARDEN
- HIGHLY VISIBLE STOREFRONTS WITH SIGNAGE SEEING OVER 24,100 V.P.D.

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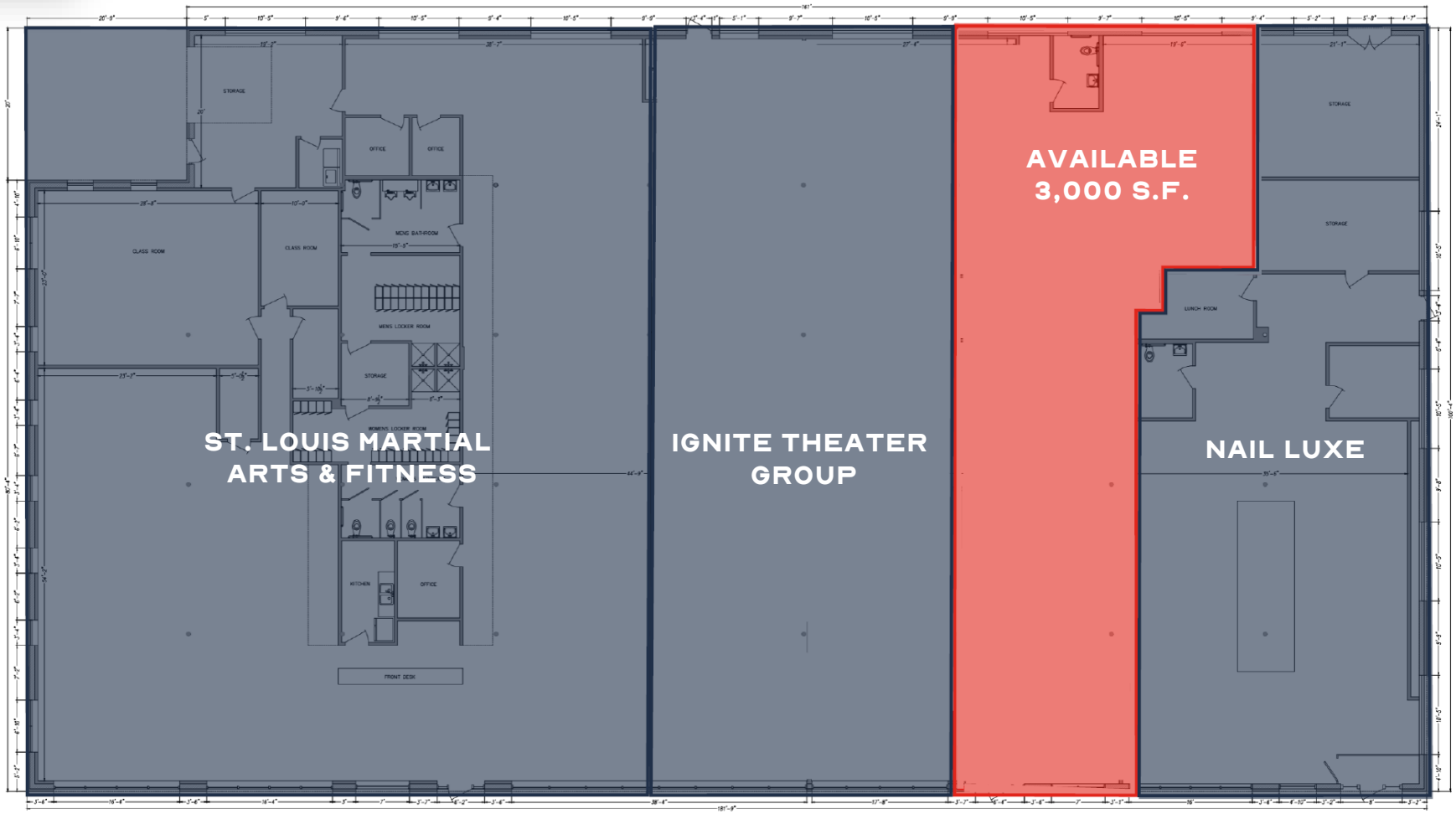
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SITE PLAN



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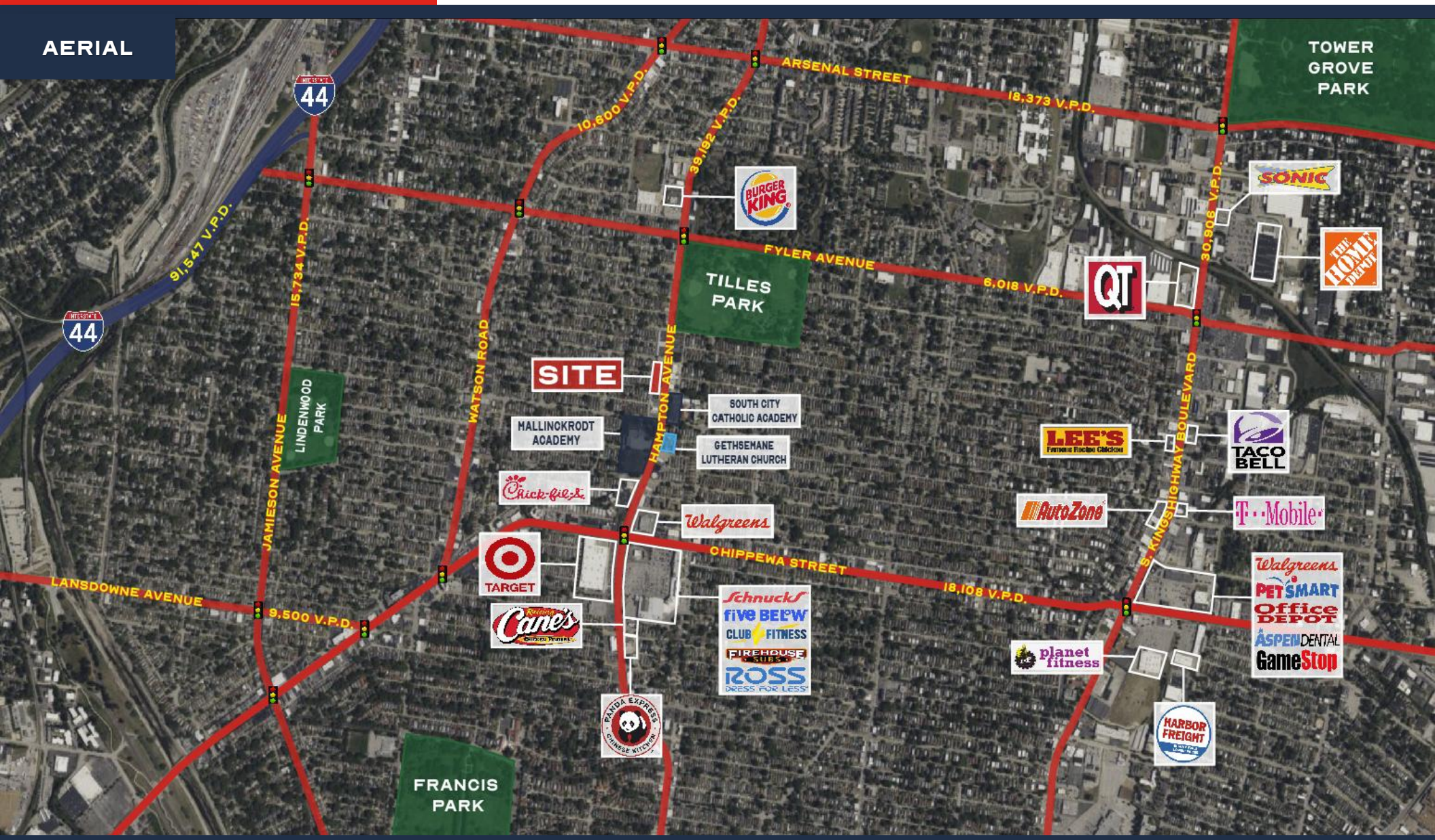
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AERIAL



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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.