



**HAMPTON
AVENUE RETAIL**

SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

JACK JUNKER

Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

**3511-3525 HAMPTON AVENUE
ST. LOUIS, MO 63139
3,000 S.F.
\$18.00/S.F. N.N.N.**

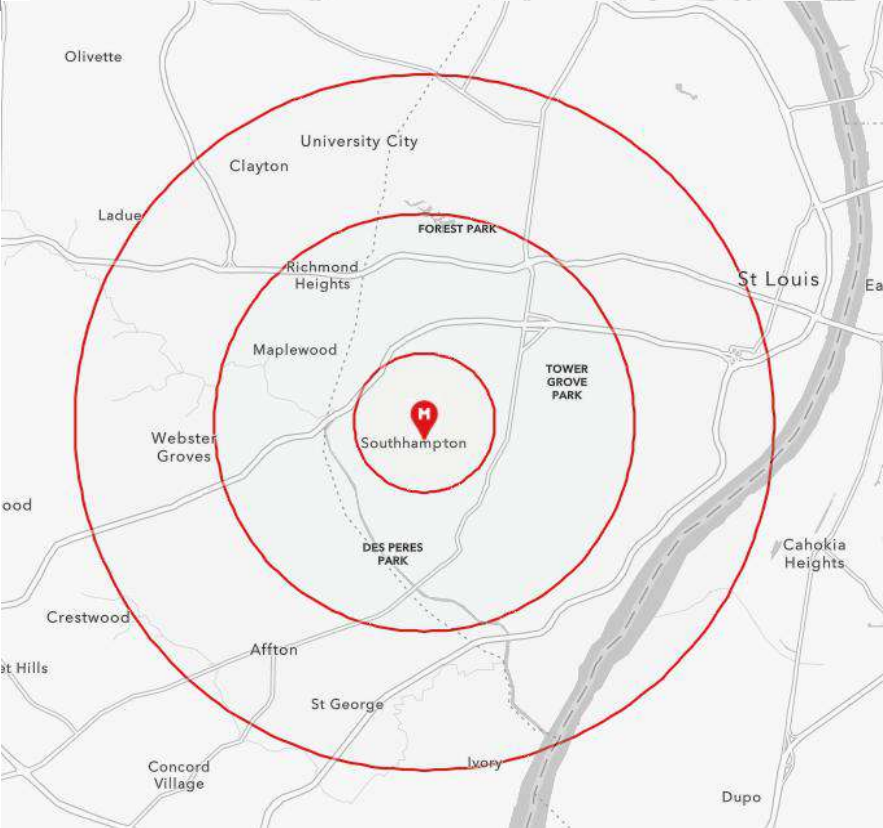
FOR LEASE

PROPERTY INFORMATION



- PRIME RETAIL LOCATION ALONG THE BUSTLING HAMPTON CORRIDOR
- 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.

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



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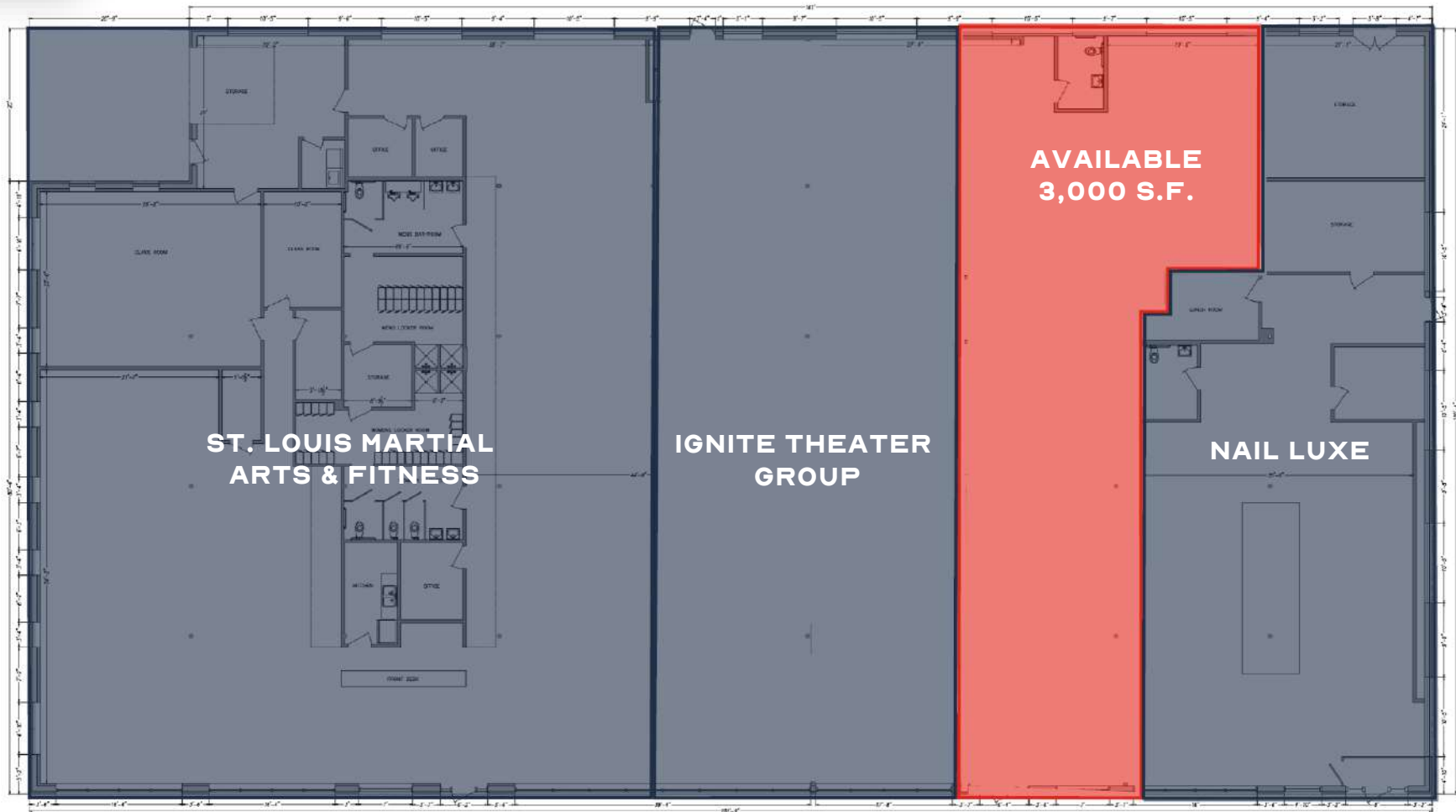
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SITE PLAN



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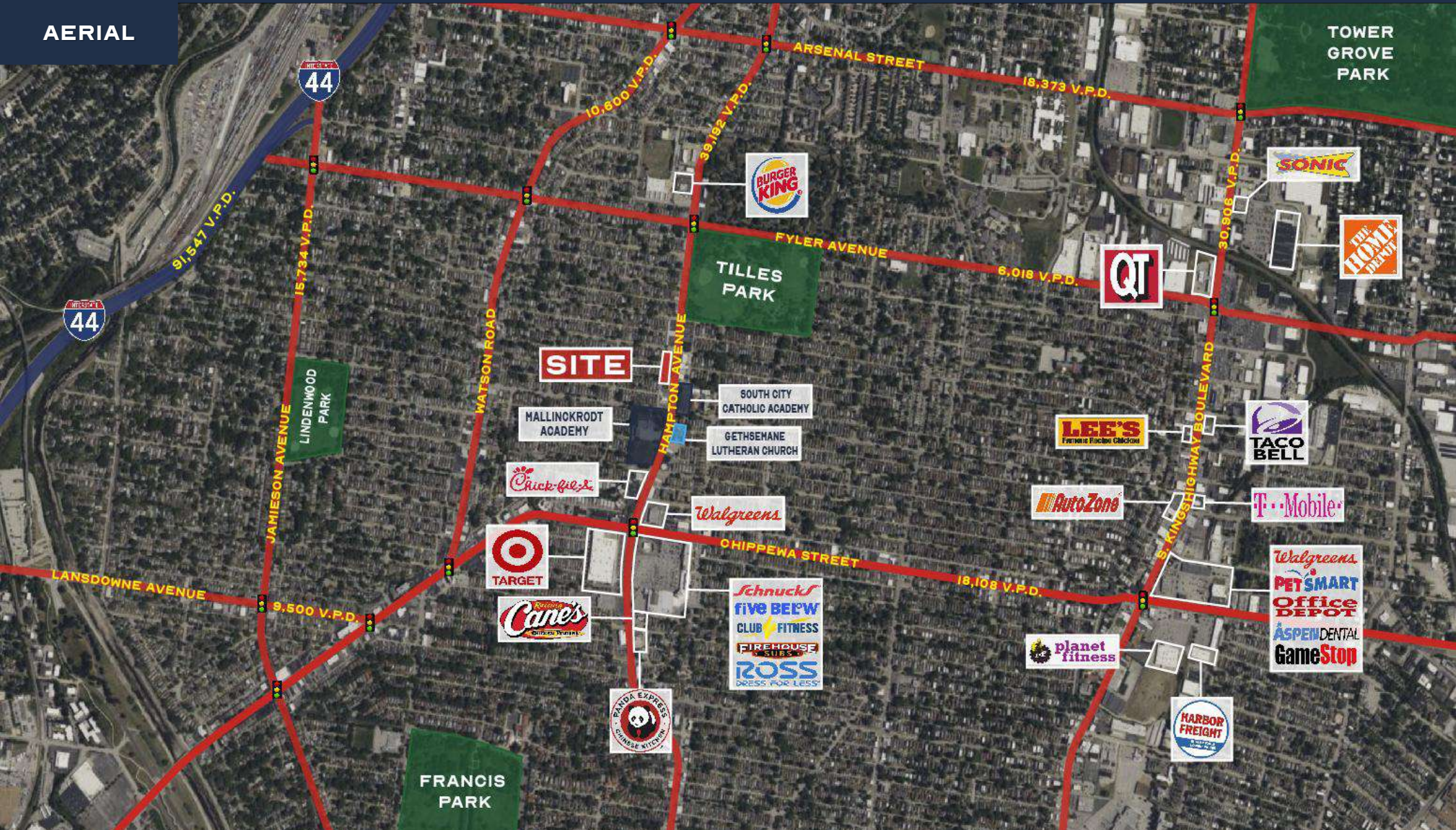
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AERIAL



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