

# TORI PINES PLAZA



SCAN HERE!

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**6025 - 6065 TELEGRAPH ROAD  
ST. LOUIS, MO 63129  
1,500-2,400 S.F. | \$15.00/S.F. N.N.N.**

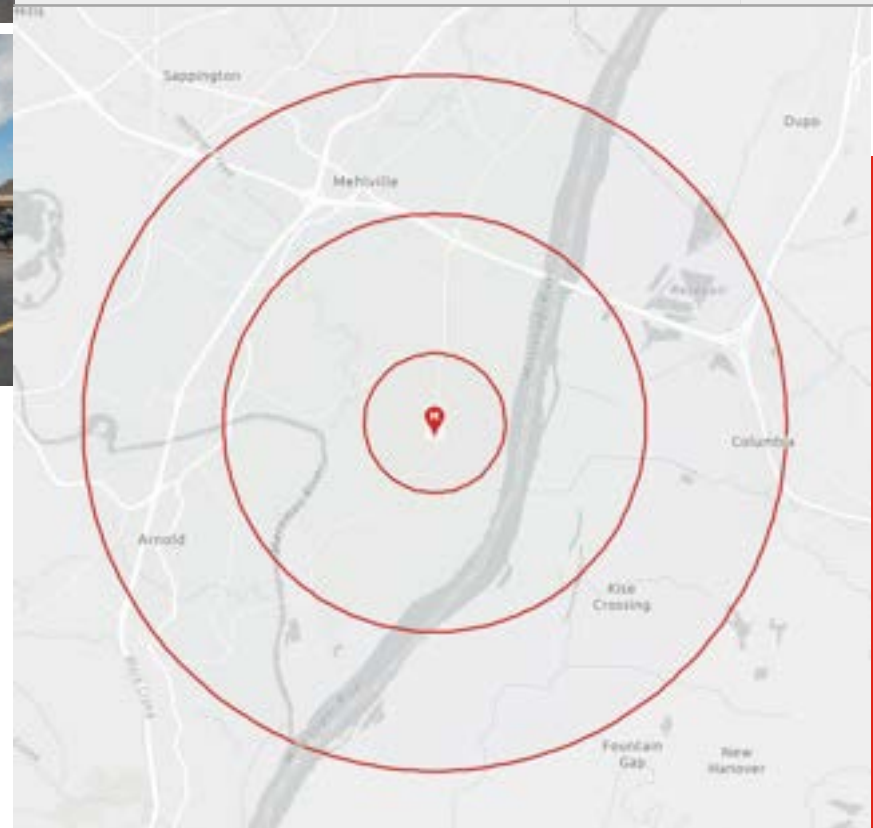




### PROPERTY INFORMATION



| DEMOGRAPHICS      |  | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|--|-----------|-----------|-----------|
| POPULATION        |  | 8,900     | 46,800    | 113,475   |
| HOUSEHOLDS        |  | 3,765     | 19,133    | 48,113    |
| AVERAGE HH INCOME |  | \$121,466 | \$121,854 | \$104,454 |



- UNDER NEW OWNERSHIP!
- ESTABLISHED SHOPPING CENTER IN SOUTH COUNTY.
- PRIME EXPOSURE ON TELEGRAPH ROAD.
- DAILY TRAFFIC FLOW OF 45,000+ VEHICLES
- THREE UNITS AVAILABLE, OFFERING 1,200 TO 2,400 S.F.
- MONUMENT SIGNAGE AVAILABLE.

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### SITE PLAN



### TORI PINES PLAZA

| SUITE   | STATUS    | TENANT                |
|---------|-----------|-----------------------|
| 6065    | LEASED    | RICH'S FROZEN CUSTARD |
| 6059    | LEASED    | VAPE SHOP             |
| 6057    | AVAILABLE | 1,500 S.F.            |
| 6053-55 | AVAILABLE | 2,400 S.F.            |
| 6051    | LEASED    | CHINA KING            |
| 6049    | LEASED    | JD'S BARBER           |
| 6047    | LEASED    | FREDDYFIT             |
| 6037-39 | LEASED    | NUBBY'S BBQ           |
| 6035    | LEASED    | NUBBY'S BBQ           |
| 6033    | LEASED    | PEACEFUL MASSAGE      |
| 6031    | LEASED    | STAR NAILS            |
| 6029    | LEASED    | EDWARD JONES          |
| 6025-27 | LEASED    | LAS FUENTES           |

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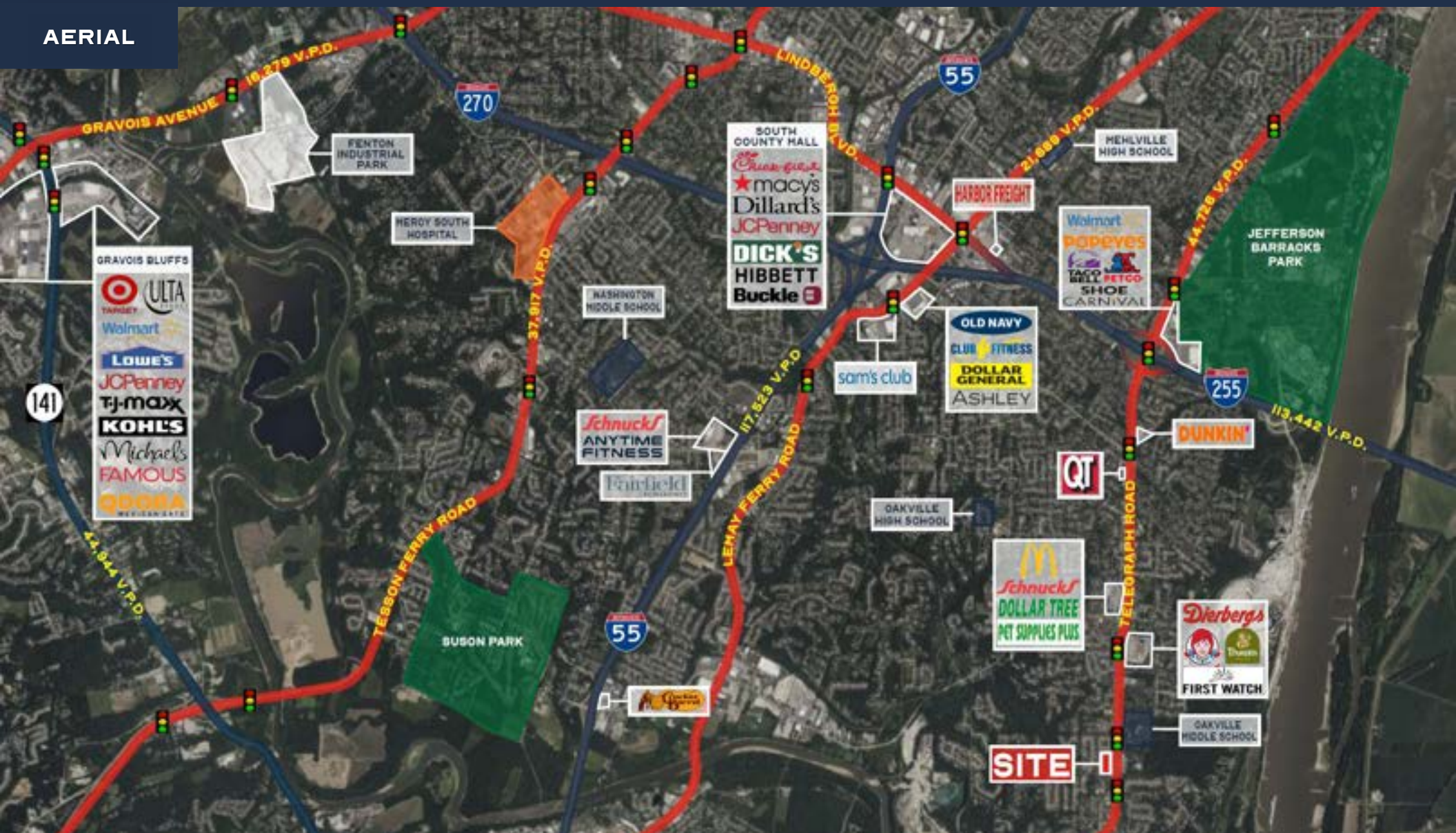
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### AERIAL



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