



**NORTH HAMPTON  
OFFICE SUITES**

SCAN HERE!



**BEN CHERRY, CCIM**

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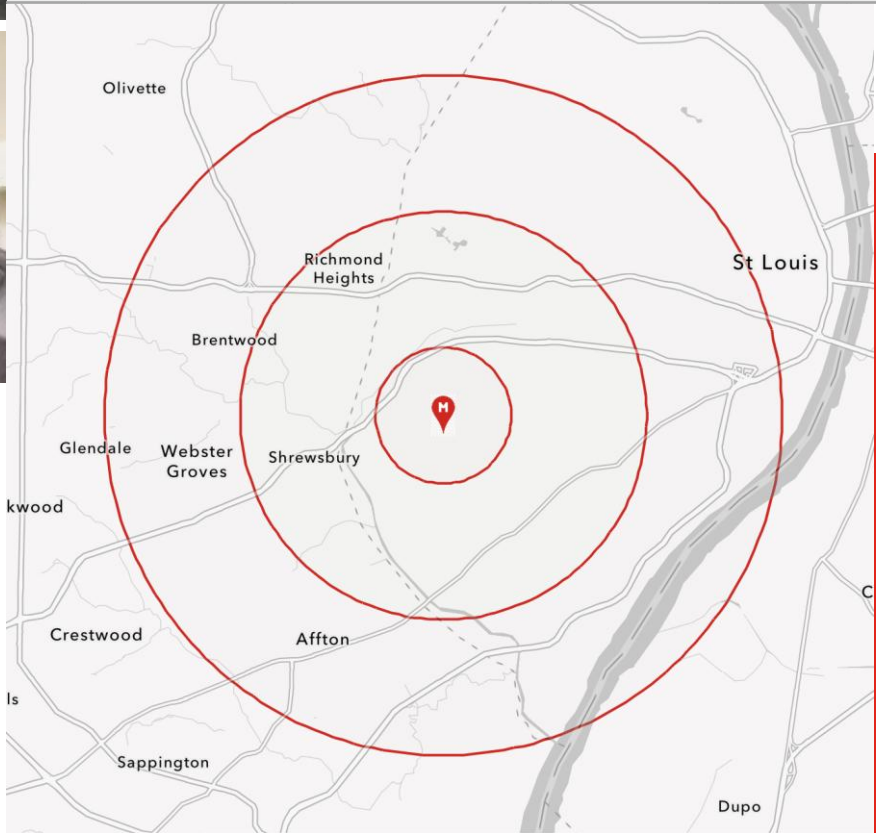
**3250-3270 HAMPTON AVENUE  
ST. LOUIS, MO 63139  
2,130 — 4,260 S.F.  
\$16.00/S.F. M.G.**



**PROPERTY INFORMATION**



| DEMOGRAPHICS      |  | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|--|----------|----------|----------|
| POPULATION        |  | 19,507   | 151,918  | 386,538  |
| HOUSEHOLDS        |  | 10,196   | 76,127   | 182,630  |
| AVERAGE HH INCOME |  | \$85,563 | \$79,360 | \$86,152 |



- **MULTIPLE TURN-KEY SUITES AVAILABLE**
- **AVAILABLE BUILDING AND PYLON SIGNAGE**
- **APPROXIMATELY 45 PARKING SPACES AND A 2.77/1,000 S.F. RATIO**
- **PROFESSIONALLY MANAGED OFFICE COMPLEX**
- **LOCATED IN SOUTH CITY ST. LOUIS ON HAMPTON AVENUE NEAR "THE HILL"**
- **NEARLY 24,000 V.P.D.**
- **ZONED "F" NEIGHBORHOOD COMMERCIAL DISTRICT**
- **CONVENIENT ACCESS TO I-44 AND I-64**
- **AVAILABLE MAY 1, 2025**

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### PROPERTY PHOTOS



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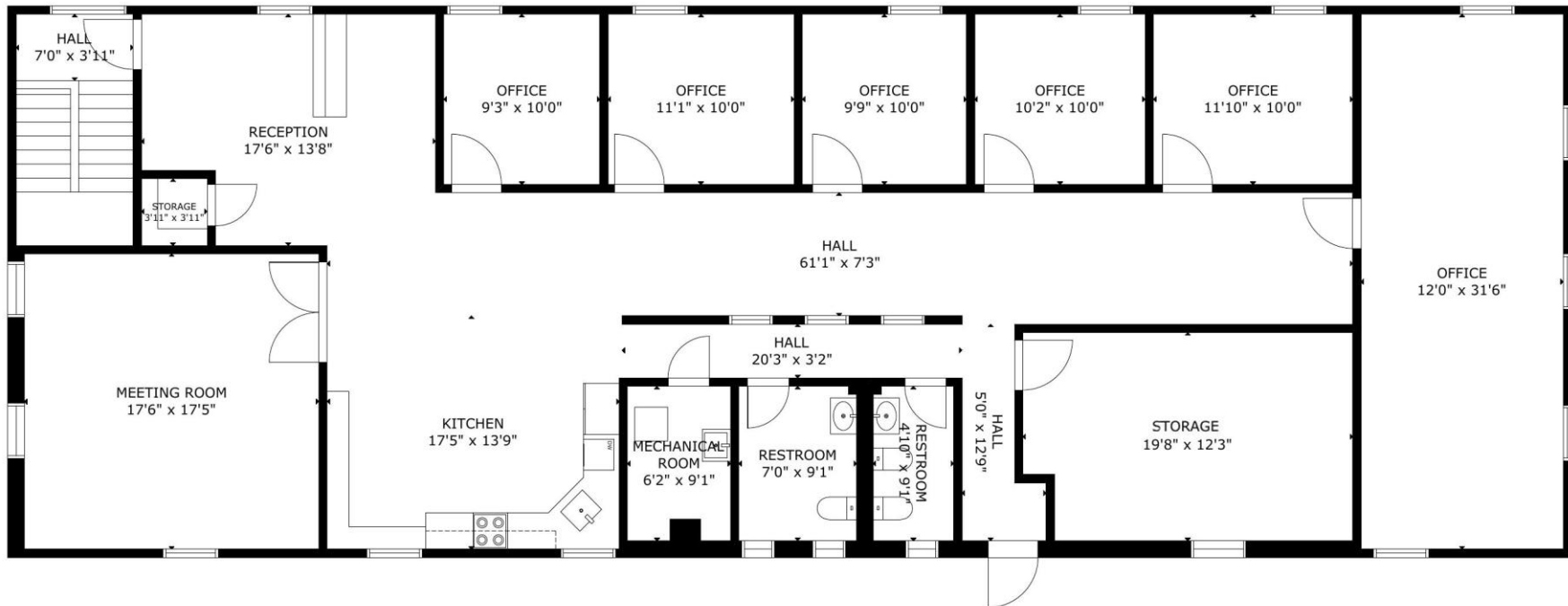
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**SITE PLAN**



**3270 HAMPTON AVENUE**

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**SITE PLAN**



**3260 HAMPTON AVENUE**

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AERIAL



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