

NORTH HAMPTON OFFICE SPACE



SCAN HERE!



BEN CHERRY, CCIM

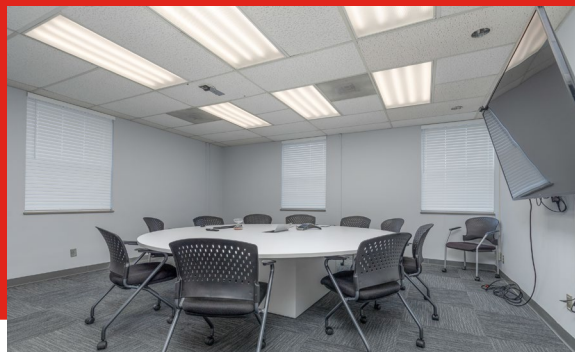
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EDDIE CHERRY, CCIM

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

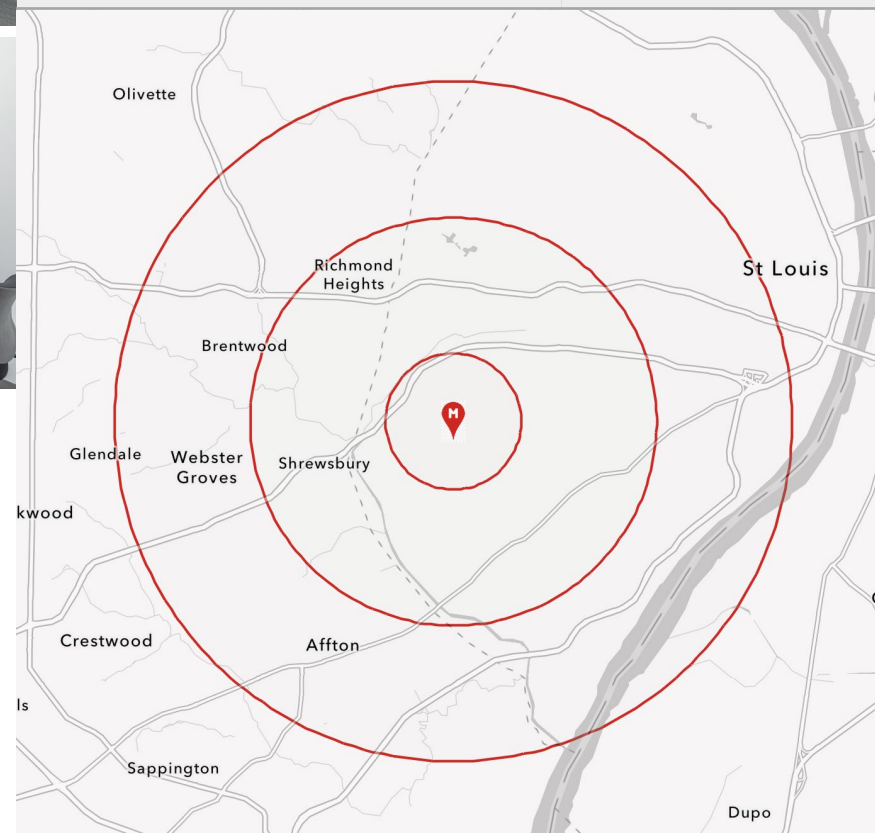
PROPERTY INFORMATION



- **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**

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



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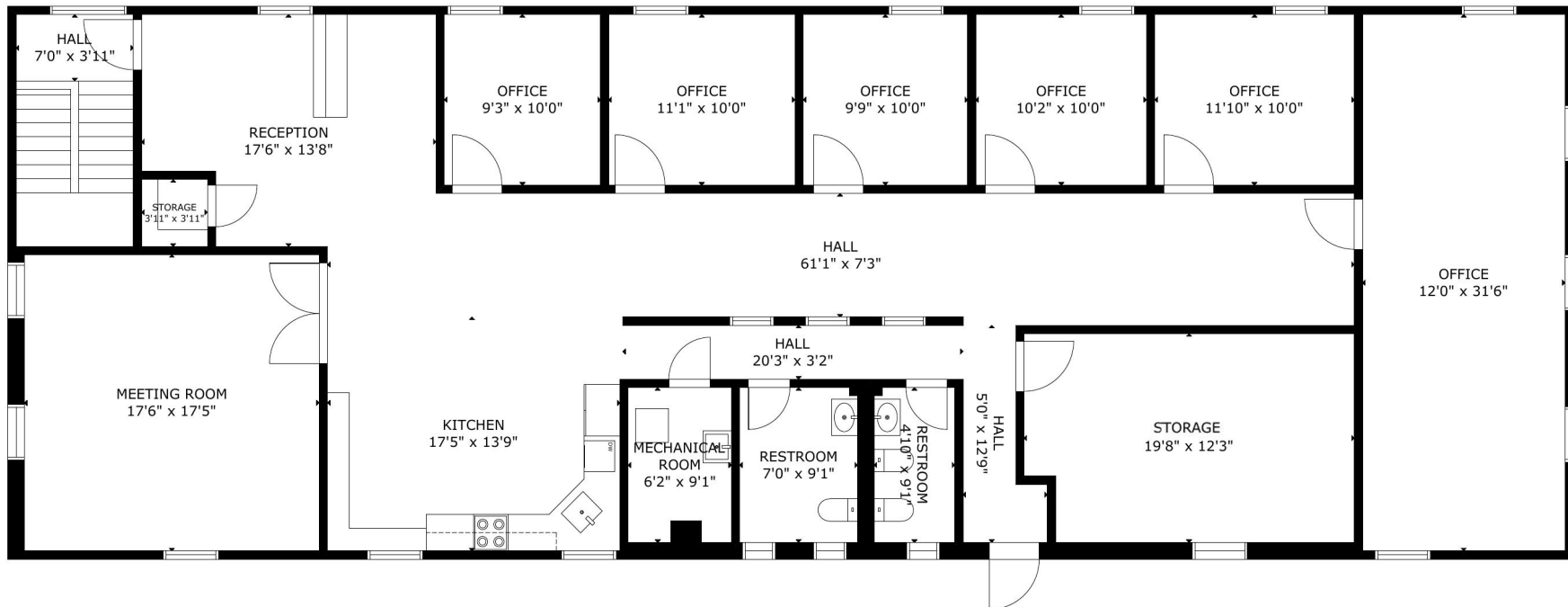
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FLOOR PLAN



3260 HAMPTON AVENUE, 2ND FLOOR

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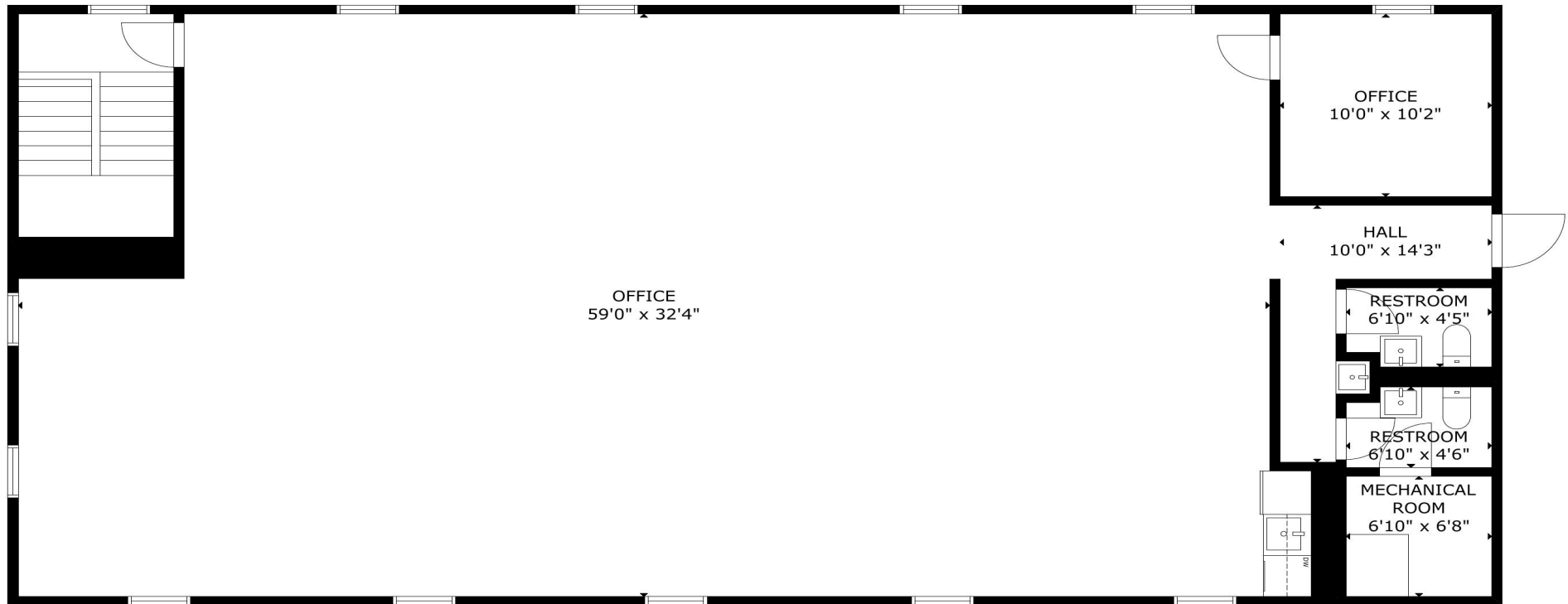
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AERIAL



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