



**HAMPTON  
AVENUE RETAIL**

SCAN HERE!



**MARK CLARKSON**

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

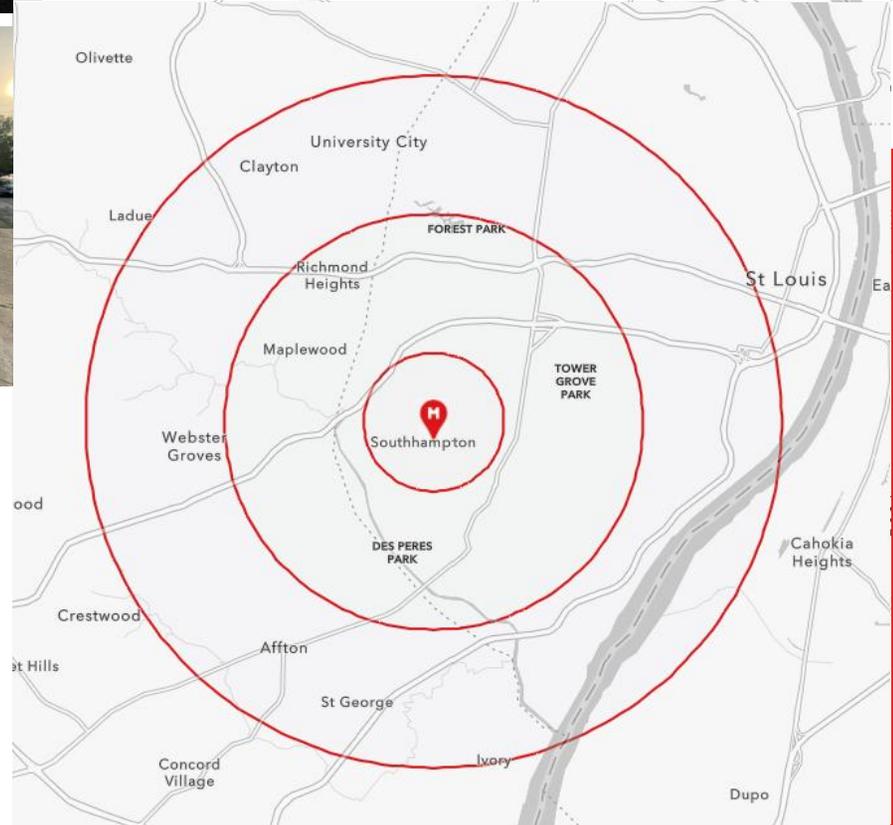
**FOR LEASE**

**PROPERTY INFORMATION**



- **PRIME RETAIL LOCATION ALONG THE BUSTLING HAMPTON CORRIDOR**
- **3,000 S.F. OF RETAIL AVAILABLE**
- **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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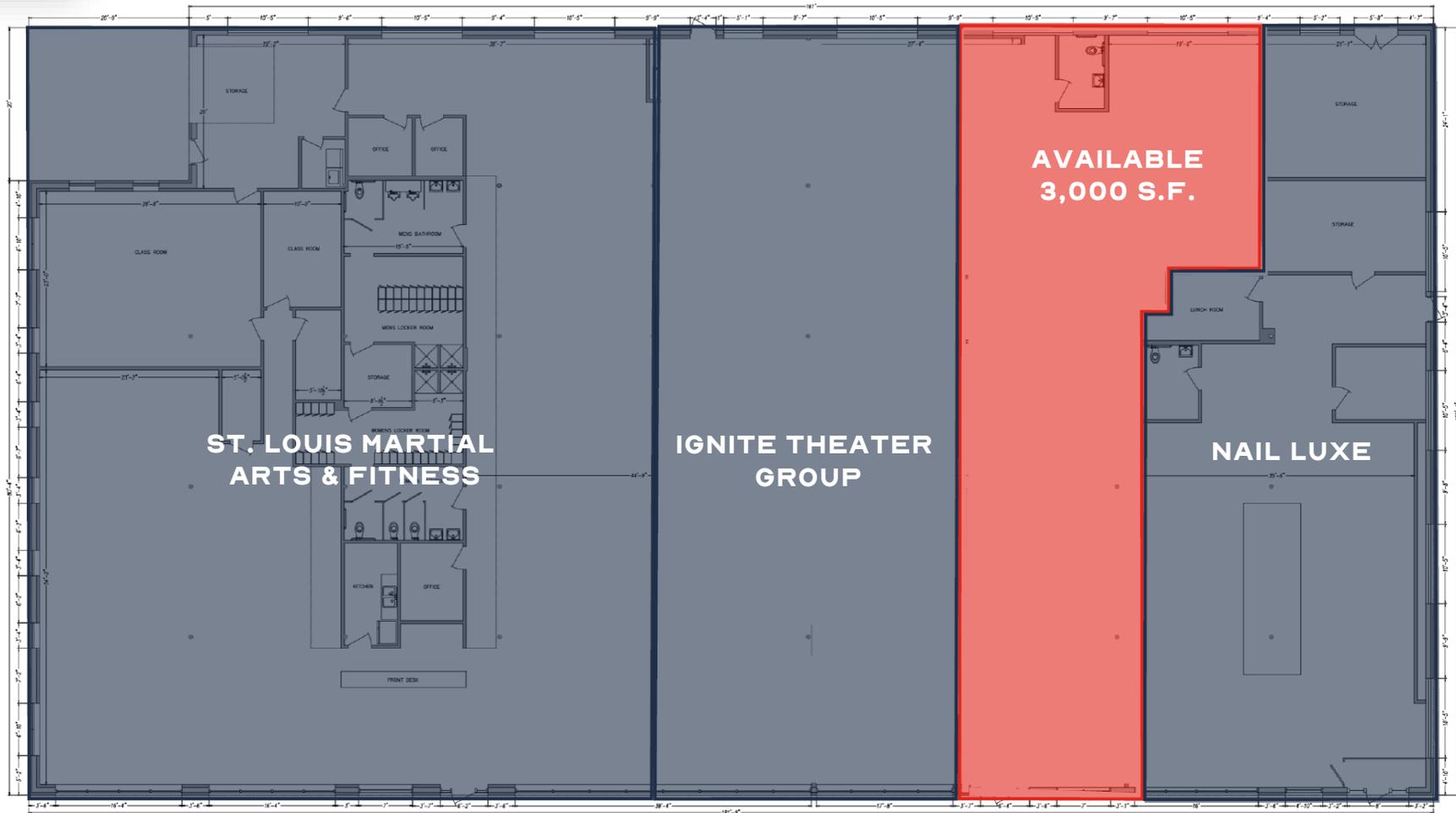


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**SITE PLAN**



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AERIAL



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