



3460

hampton

st. louis, mo 63139

affordable
office &
retail space

for lease



LOCATION DESCRIPTION

In the heart of the North Hampton neighborhood, the property offers a prime location for office and retail tenants. The area boasts a variety of dining and entertainment options, as well as easy access to public transportation and major roadways, such as I-44 and I-64. Nearby attractions include Forest Park, The Hill, and The Grove, providing a balanced mix of work and leisure opportunities for businesses in the area. Reach out to schedule a tour today.

PROPERTY HIGHLIGHTS

- Affordable Suites Available from +/- 200 - 3,000+ SF
- \$13.63 /SF (Gross)
- Perfect Layout for Smaller Office/Retail Users
- 1st Floor Can Be Used as Retail as well
- Large Lot with Abundant Parking (56 Spaces)
- Close Proximity to Interstate 44 & 64
- Conveniently Located on Hampton Avenue

OFFERING SUMMARY

Lease Rate:	\$13.63 SF/yr (Gross)
Available SF:	1,100 - 3,000 SF
Lot Size:	30,600 SF
Building Size:	20,320 SF

SPACES	LEASE RATE	SPACE SIZE
3460 Hampton Avenue 101-103	\$13.63 SF/yr	3,000 SF
3460 Hampton Avenue 104	\$13.63 SF/yr	1,100 SF
3460 Hampton Avenue 201	\$13.63 SF/yr	1,100 SF
3460 Hampton Avenue 202	\$13.63 SF/yr	1,100 SF
3470 Hampton Avenue 105	\$13.63 SF/yr	1,100 SF
3470 Hampton Avenue 201	\$13.63 SF/yr	1,100 SF



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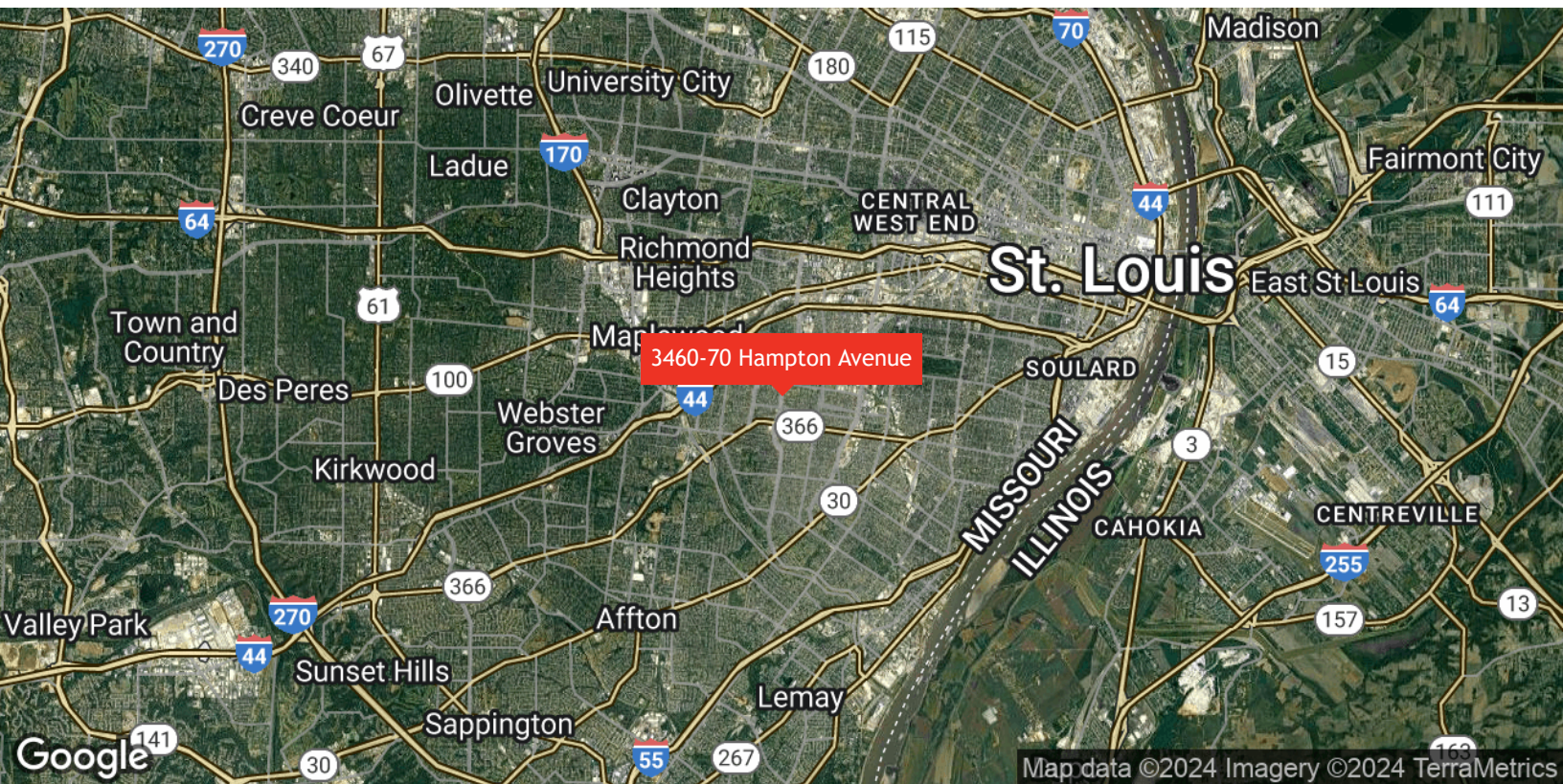
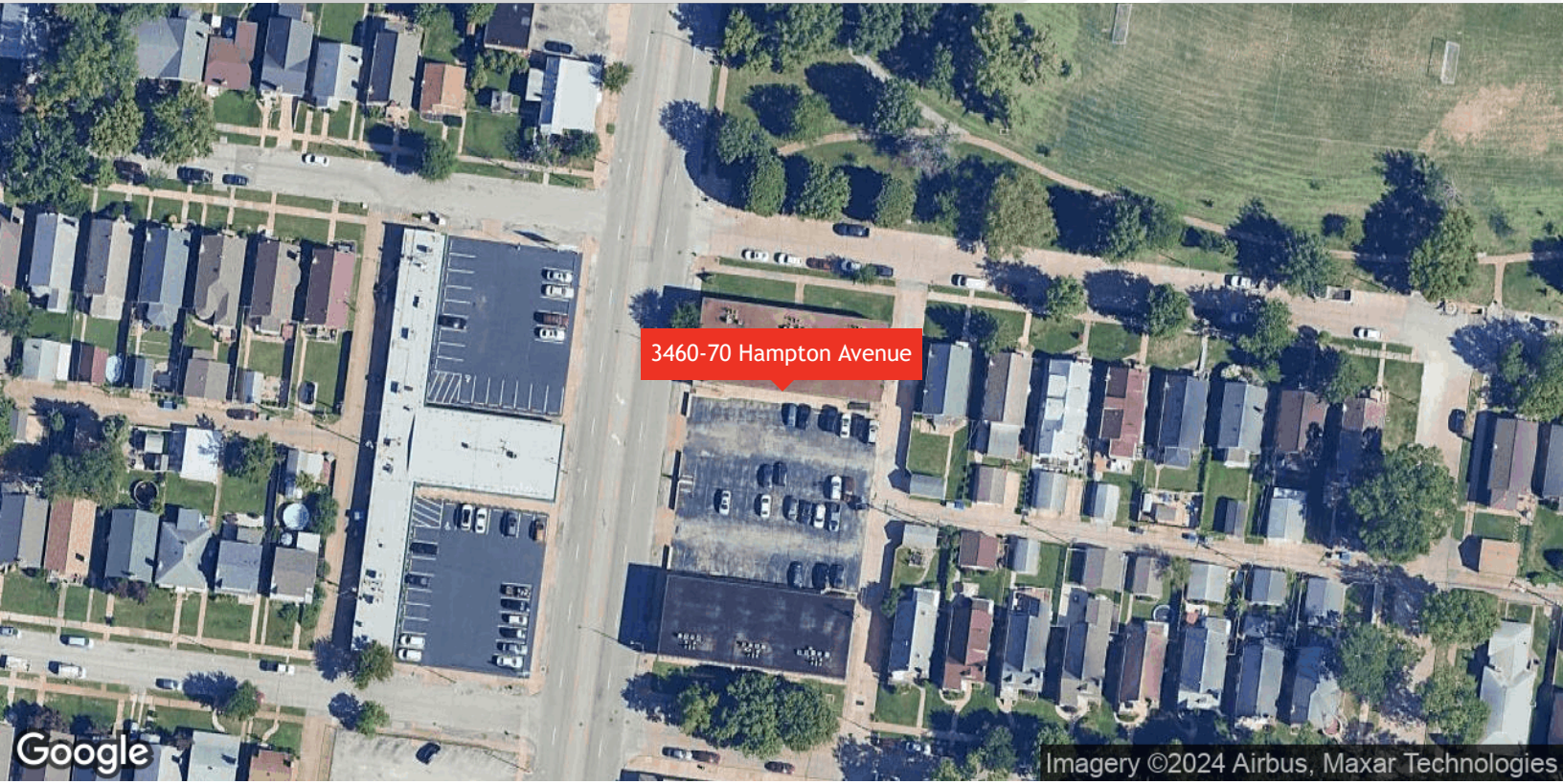
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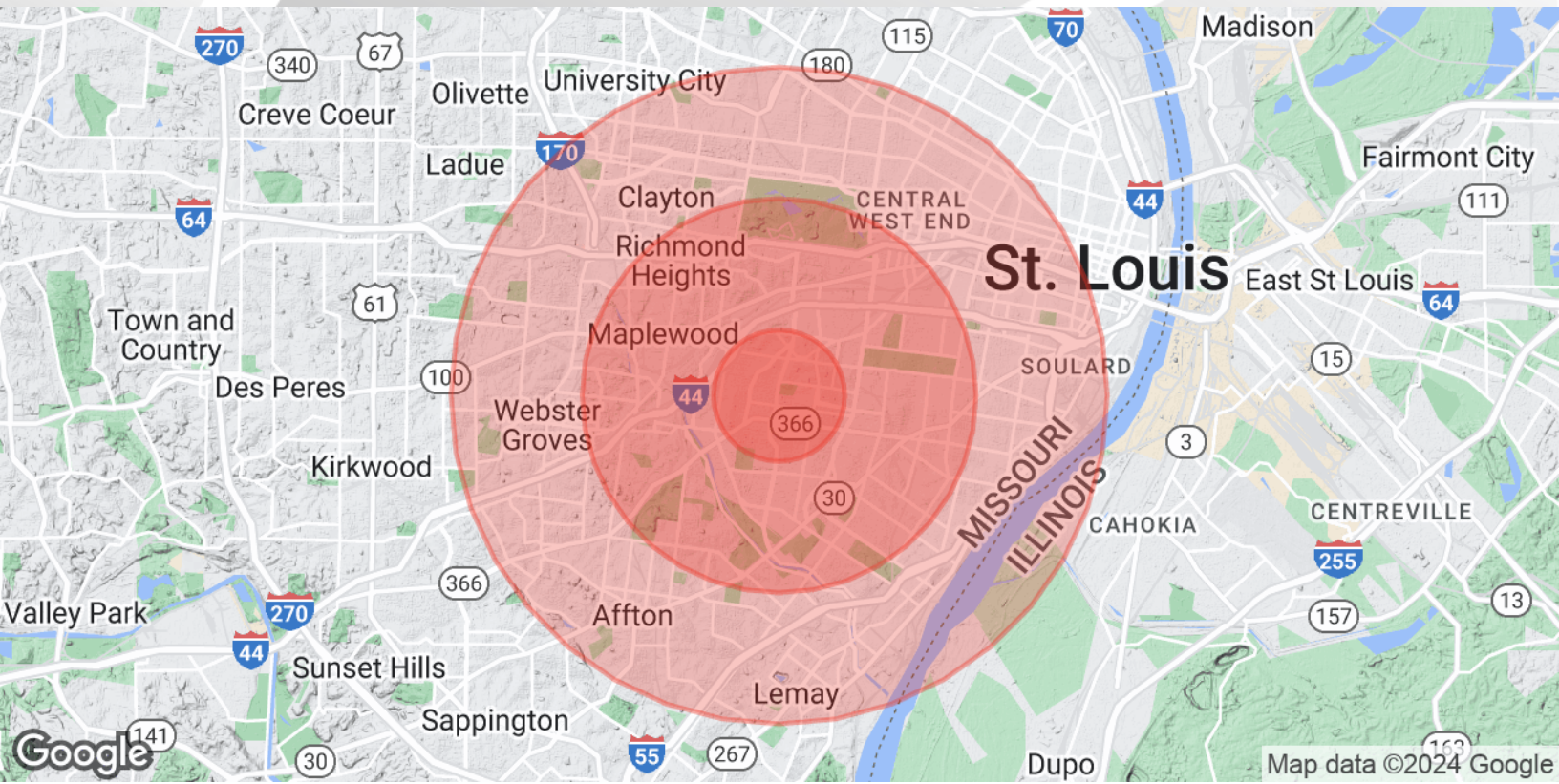
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	21,512	145,510	364,840
Average Age	41	40	40
Average Age (Male)	40	40	39
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	11,371	72,886	171,444
# of Persons per HH	1.9	2	2.1
Average HH Income	\$93,760	\$92,374	\$102,329
Average House Value	\$258,168	\$284,597	\$347,396

Demographics data derived from AlphaMap



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