

REDEVELOPMENT | FOR SALE



4390 Telegraph Road St. Louis, MO 63129

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0.42 AC - PERFECT FOR REDEVELOPMENT





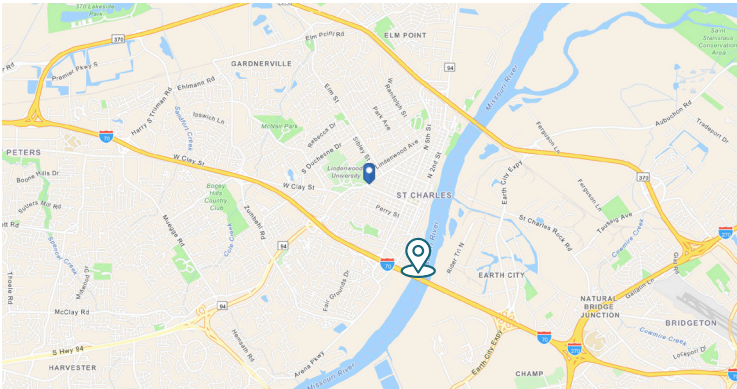
FOR SALE

4390 Telegraph Rd.
St. Louis, MO 63129



**McKELVEY
PROPERTIES**
building relationships . creating wealth

Sale Price: \$800,000



This property is currently built out as a gas station and convenience store.

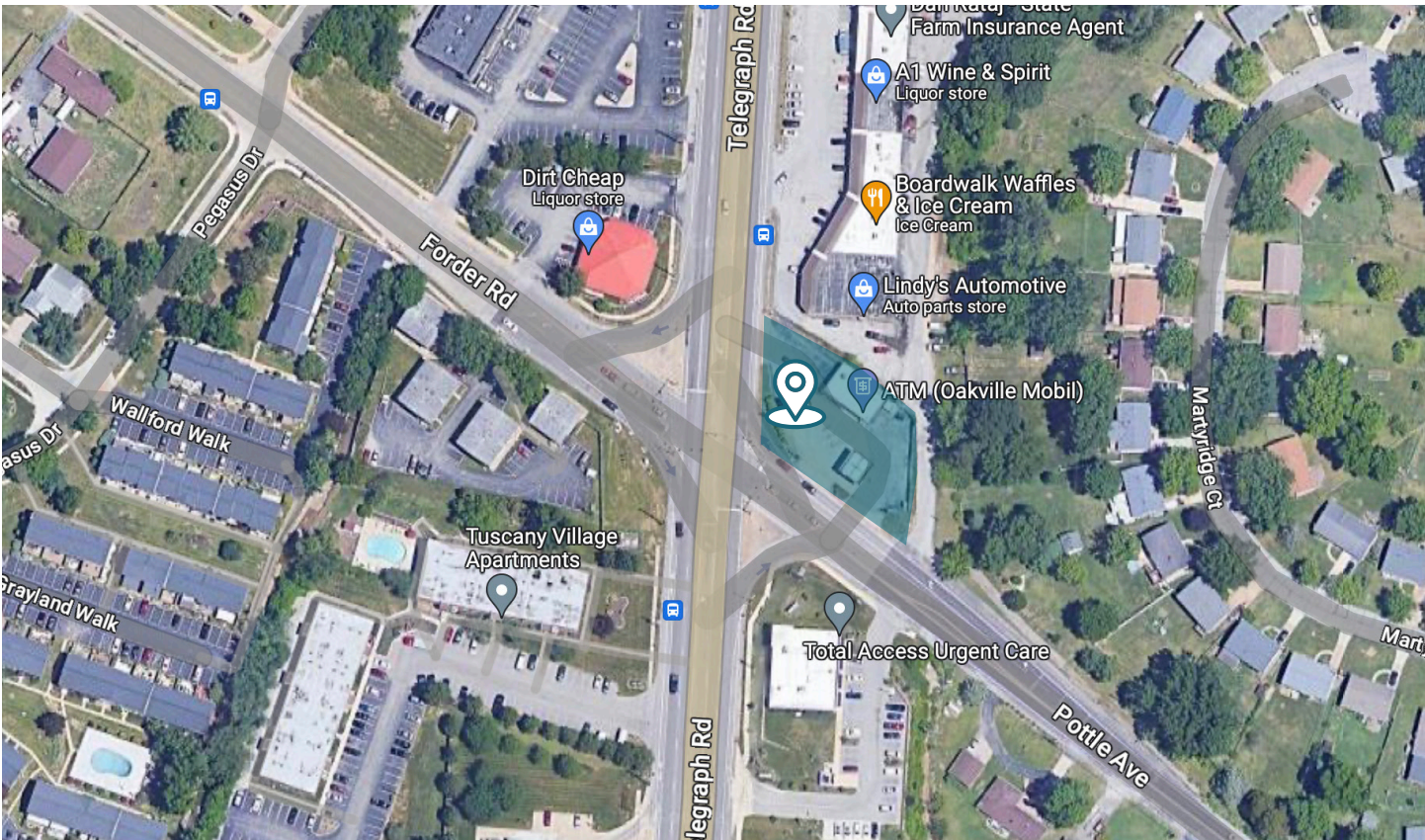
Would be a great redevelopment into a drive-thru.

Easily accessible location.

Located on the right side, headed south-bound on Telegraph towards I-255 ramp with 71,153 VPD.

Quick Access to Highways 270, 255, 55, and 44.

Year built: 1982 Lot Size: 0.42 AC



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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT
<p>This property is currently built out as a gas station and convenience store.</p> <p>Would be a great redevelopment into a drive-thru.</p>	<p>Gas Station Convenience Store Drive-Thru Coffee</p>	<p>71,153 VPD within one mile</p> <p>up to 113,442 VPD within 3 miles.</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,105	62,336	153,945
HOUSEHOLDS	4,739	27,332	65,815
AVERAGE HH INCOME	\$112,884	\$96,514	\$99,199

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