



FOR SALE/ LEASE

4451-4455 TELEGRAPH RD
SAINT LOUIS, MO 63129



17,898 SF on
1.58 AC



2 Level, Multi-
Tenant Building



Highly Trafficked
Corridor



Pylon Signage
Available



Contact
Broker

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Property Features

- 2-Level Retail/Office Building, 17,898 SF GLA
- Owner/User Opportunity
- Up to 4,682 SF Available for Lease
- Pylon Signage Available

Tenant Index

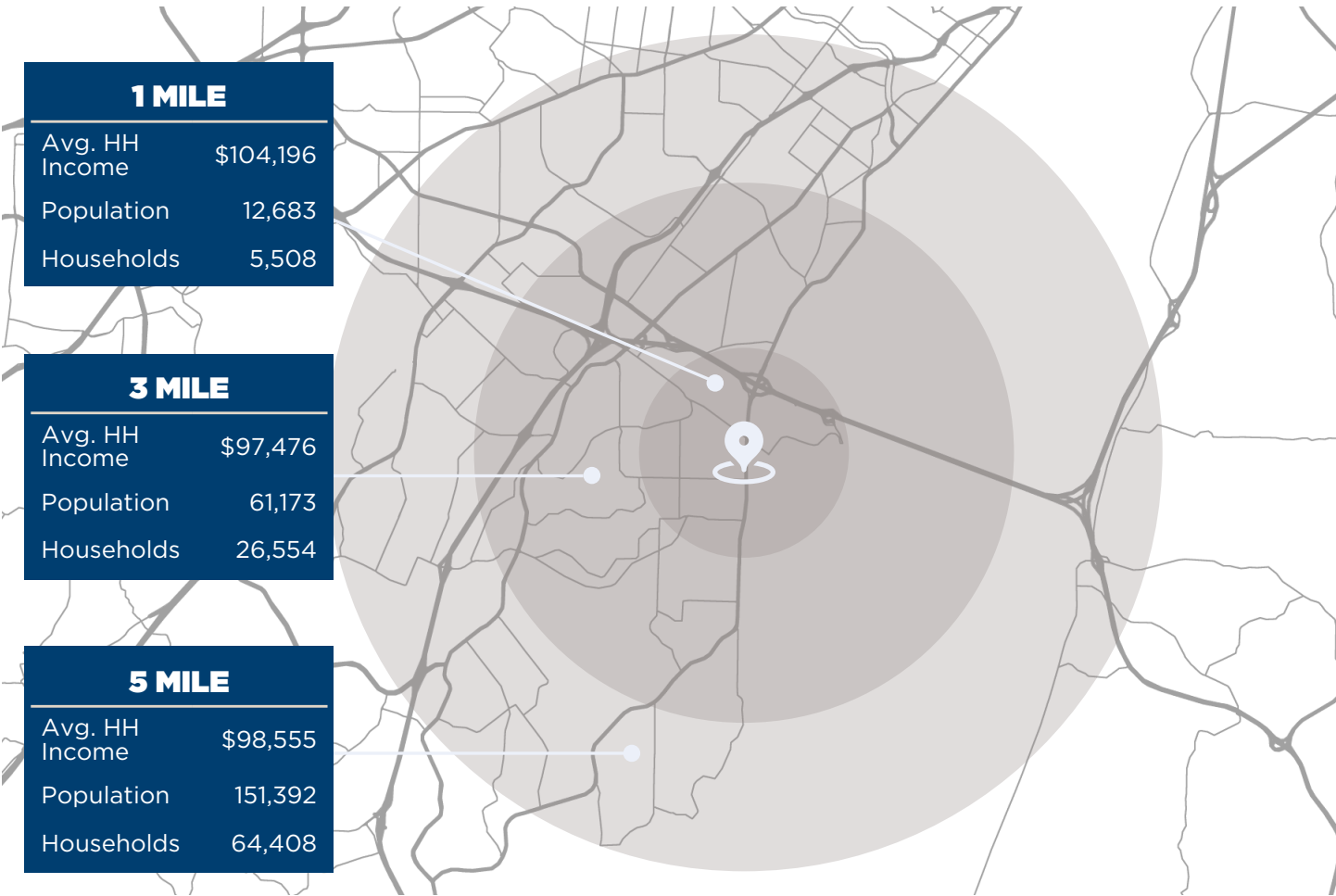
SUITE	TENANT	SF
2ND FLOOR - RETAIL		
200-240	Teal Cannabis	5,650
250-260	St. Louis Pain Center	3,136
1ST FLOOR - OFFICE		
100A	Mid America Diamonds	550
100B	Top Level Cleaning	600
110	AVAILABLE	920
120	AVAILABLE	1,254
130	AVAILABLE	1,254
140	AVAILABLE	1,254
150 & 160	RS Financial	2,428

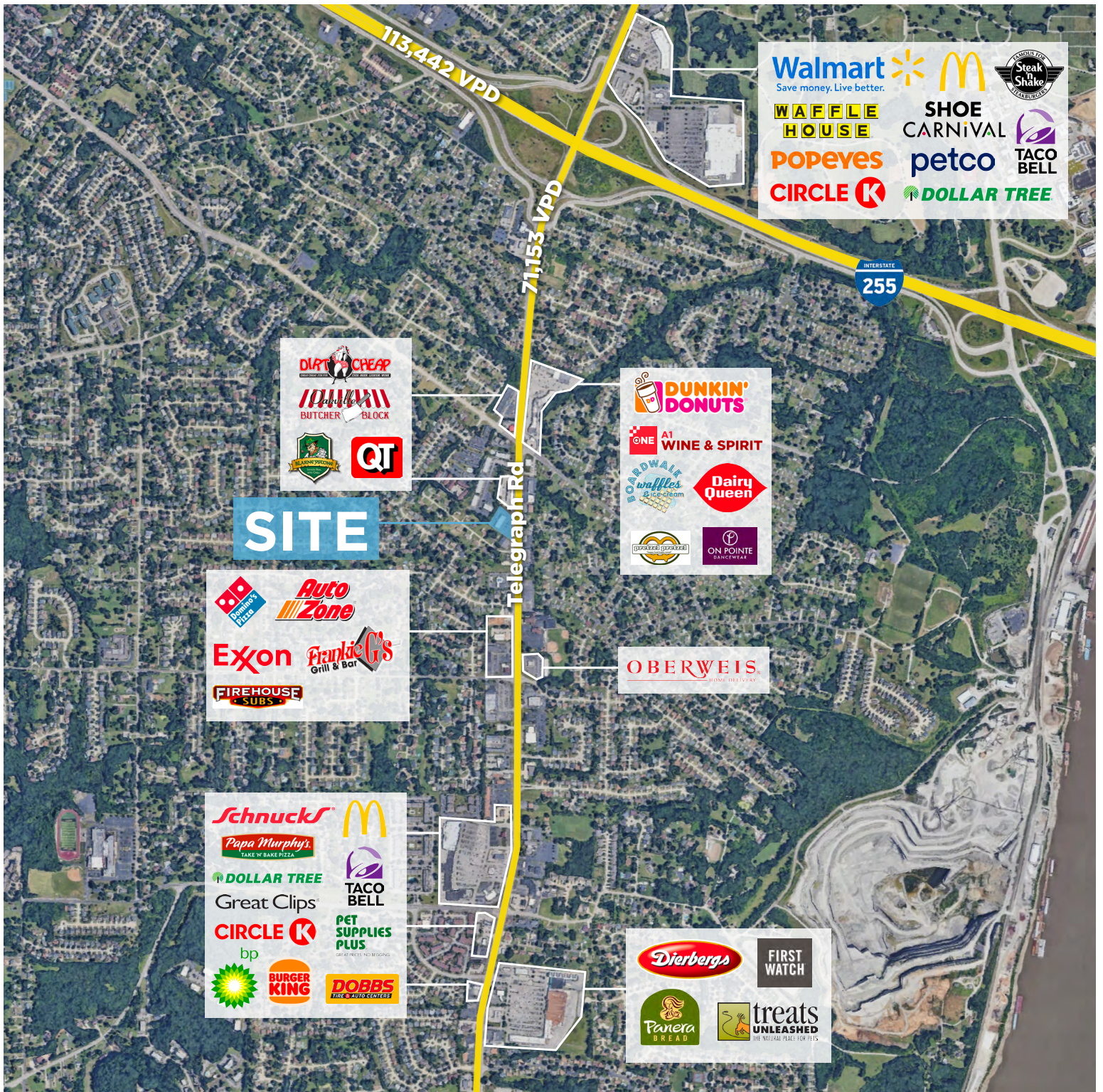


= AVAILABLE
 = LEASE PENDING



Area Demographics





Walmart Save money. Live better. **McDonald's** **Steak Shake**
Waffle House **SHOE CARNIVAL**
Popeyes **petco** **TACO BELL**
CIRCLE K **DOLLAR TREE**

DIRT CHEAP
Butcher Block
QT

DUNKIN' DONUTS
A1 WINE & SPIRIT
BOARDWALK Waffles & Ice Cream
Dairy Queen
ON POINT DANCEWEAR

SITE

Domino's **Auto Zone**
Exxon **Frankie G's Grill & Bar**
FIREHOUSE SUBS

OBERWEIS HOME DELIVERY

Schnucks **McDonald's**
Papa Murphy's **TACO BELL**
DOLLAR TREE **PET SUPPLIES PLUS**
Great Clips **bp**
CIRCLE K **BURGER KING**
DOBBS TIRE & AUTO CENTERS

Dierbergs **FIRST WATCH**
Panera BREAD **treats UNLEASHED**

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