

0.70 ACRES AVAILABLE FOR FOR GROUND LEASE

3460 HAMPTON AVENUE

ST. LOUIS, MISSOURI



CBRE

PROPOSAL FOR REAL ESTATE ADVISORY SERVICES

PROPERTY INFO

- 0.70 Acres Available for Ground Lease
- Approx. 120 feet deep and 220 feet wide
- Great opportunity for redevelopment
- Excellent visibility
- Easy access to major Highways and public transportation
- Nearby attractions include Forest Park, The Hill, and The Grove, providing a balanced mix of work and leisure opportunities for businesses in the area.

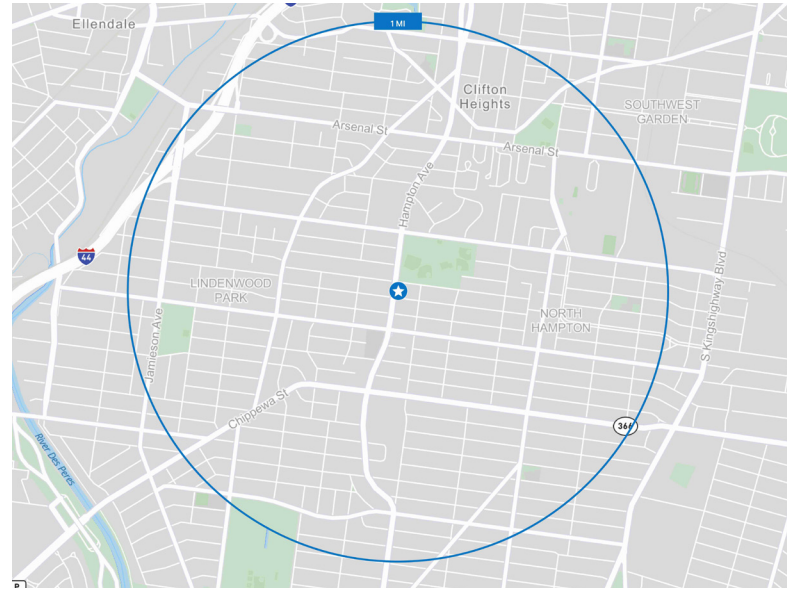
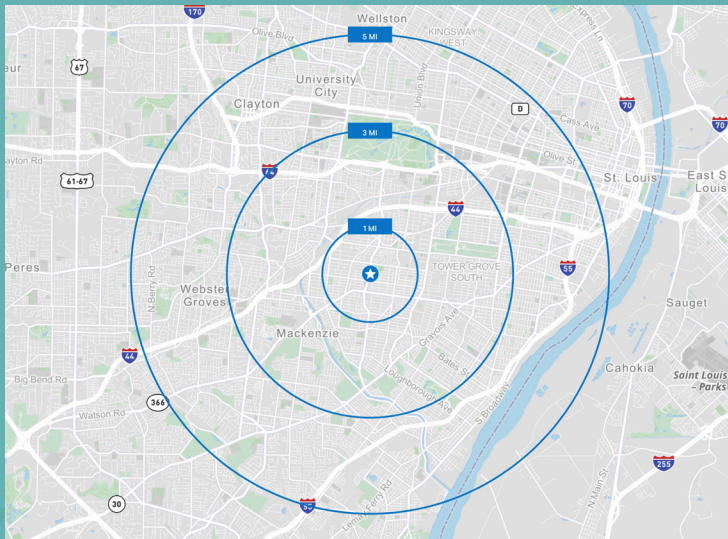
PLEASE CONTACT:

PAUL FUSZ

+1 314 655 6046
paul.fusz@cbre.com

CHARLIE FARON

+1 314 655 5922
charlie.faron@cbre.com



DAYTIME POPULATION

17,005 - 1 mile
155,958 - 3 miles
445,982 - 5 miles



AVG. HOUSEHOLD INCOME

\$98,990 - 1 mile
\$98,104 - 3 miles
\$105,799 - 5 miles



MEDIAN HOUSEHOLD INCOME

\$74,174 - 1 mile
\$68,952 - 3 miles
\$69,755 - 5 miles



POPULATION

22,775 - 1 mile
157,401 - 3 miles
383,306 - 5 miles



HOUSEHOLDS

11,834 - 1 mile
78,558 - 3 miles
181,468 - 5 miles

TRADE AERIAL

3460 HAMPTON AVE

