

NEW DEVELOPMENT OPPORTUNITY

FOR SALE

6300 Telegraph Rd
Saint Louis, MO 63129



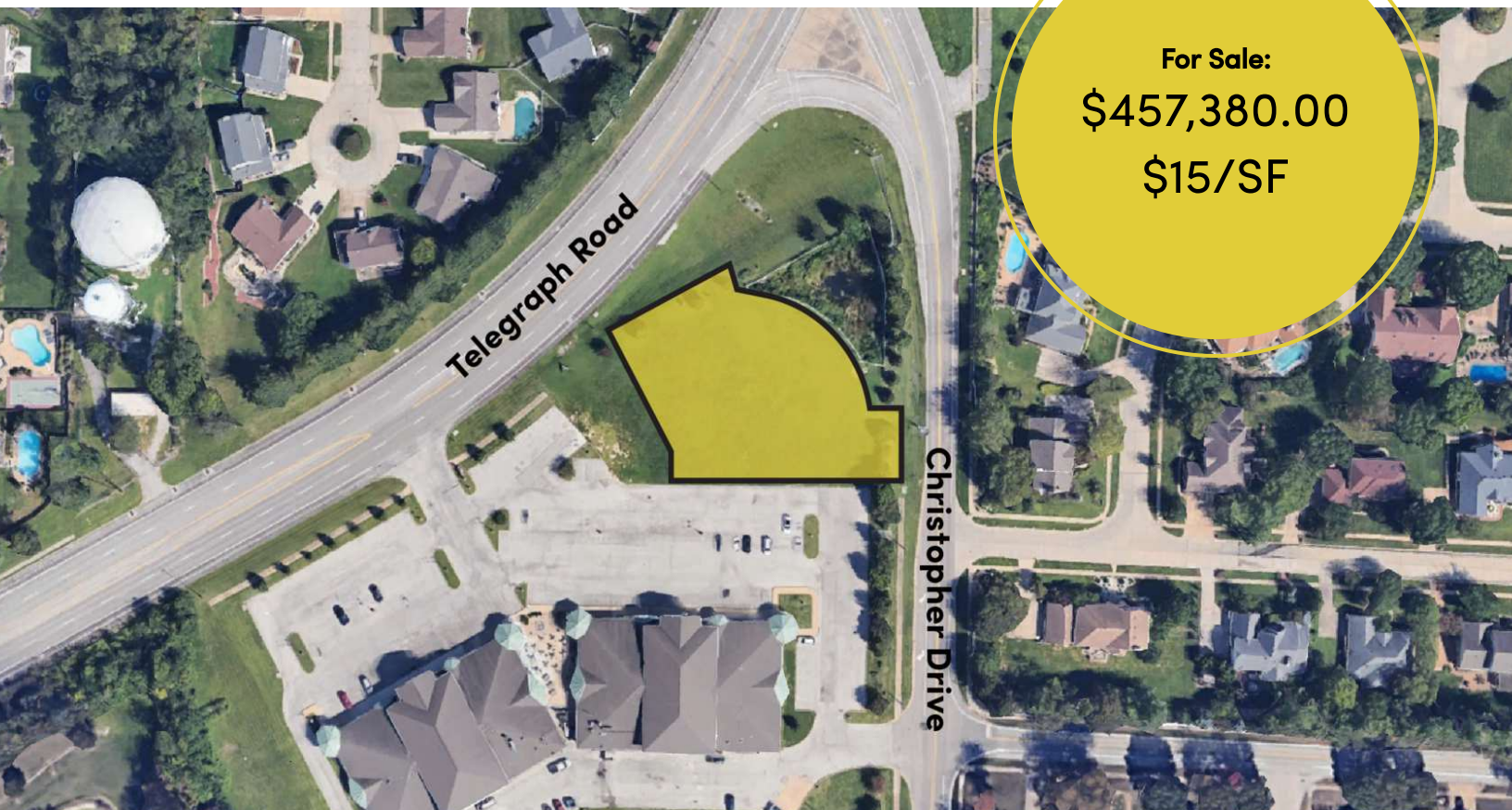
PROPERTY FEATURES



- +/- 0.70 acres
- Zoned C-8
- 59,000 Vehicles Per Day
- 21,000 residents within 2-miles and 102,000 residents within 5-miles
- Average household income of \$110,000 within 2-miles and \$97,000 within 5-miles

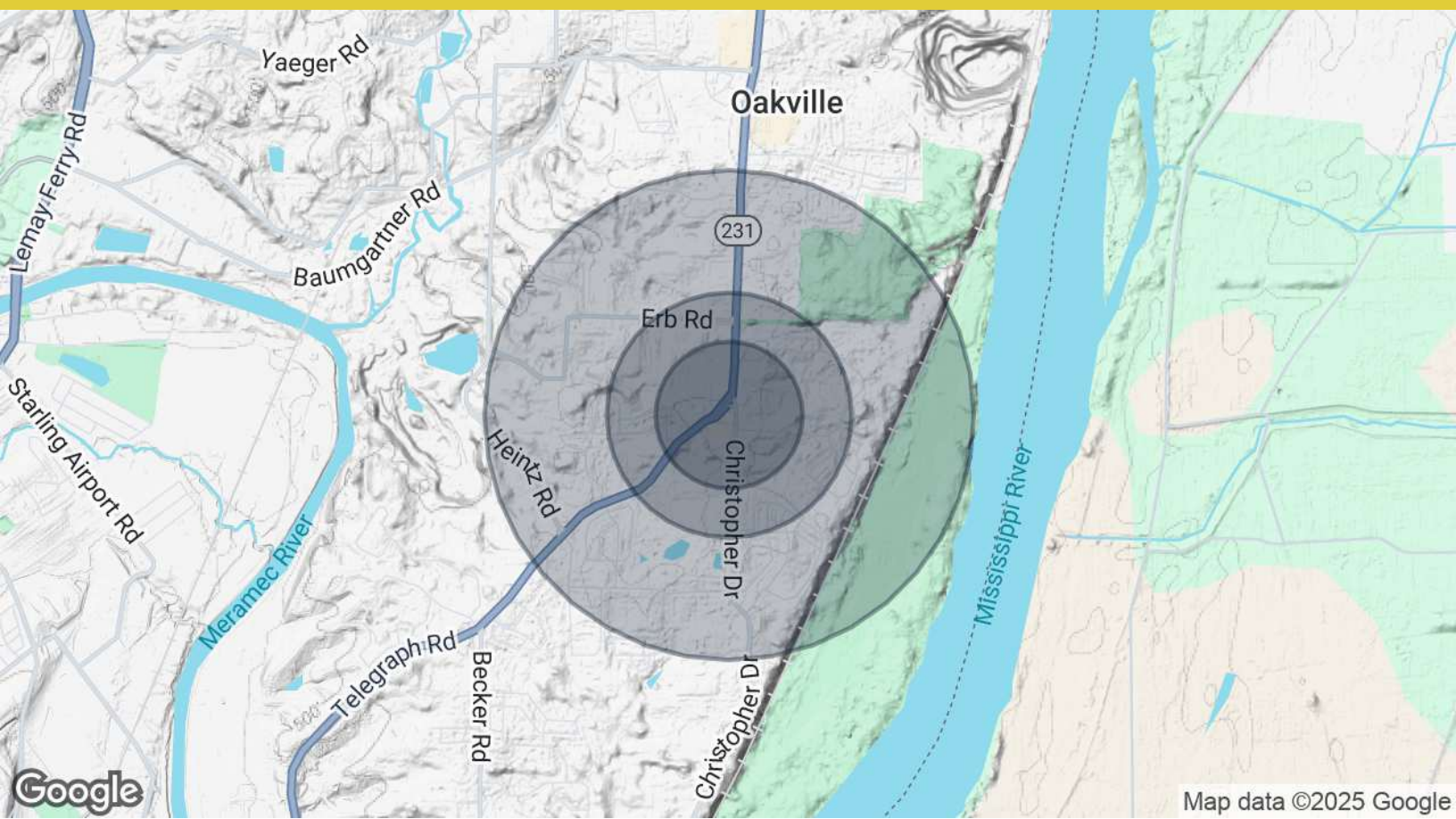


- Excellent Development Opportunity
- 120' Frontage along Telegraph Road
- Flat site with excellent visibility from Telegraph Road
- All utilities readily available



For Sale:
\$457,380.00
\$15/SF

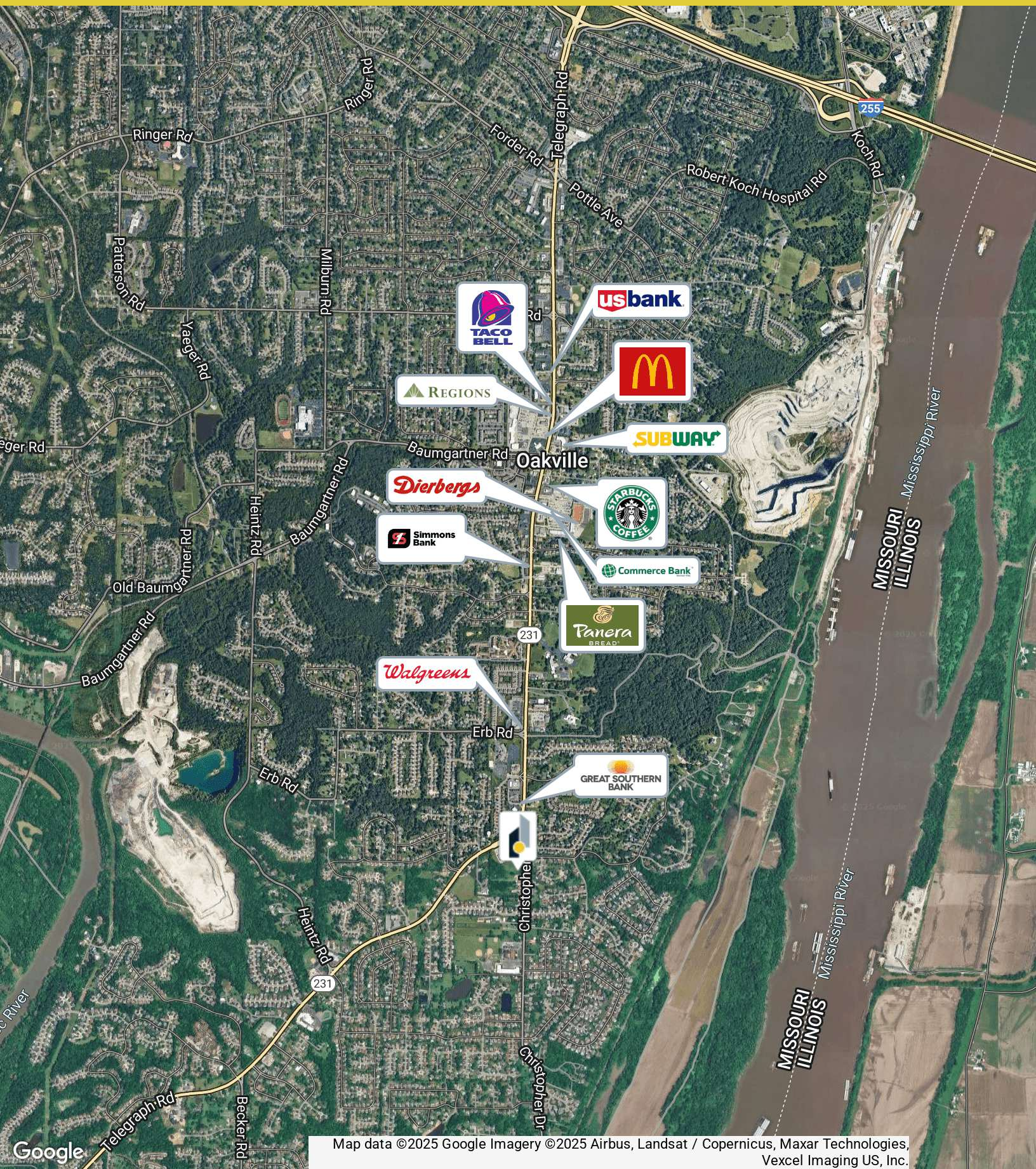
DEMOGRAPHICS MAP & REPORT



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 765 | 1,974 | 7,623 |
| Average Age | 45 | 45 | 46 |
| Average Age (Male) | 44 | 44 | 44 |
| Average Age (Female) | 46 | 46 | 47 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 286 | 739 | 2,940 |
| # of Persons per HH | 2.7 | 2.7 | 2.6 |
| Average HH Income | \$148,705 | \$148,841 | \$136,148 |
| Average House Value | \$457,846 | \$459,963 | \$402,296 |

Demographics data derived from AlphaMap

RETAILER MAP



CONTACT THE BROKERS



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