

RETAIL | FOR LEASE



MISSOURI PLAZA

4311-4345 Telegraph Rd.
St. Louis, MO 63129

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RETAIL STRIP CENTER SUITE AVAILABLE FOR LEASE





FOR LEASE

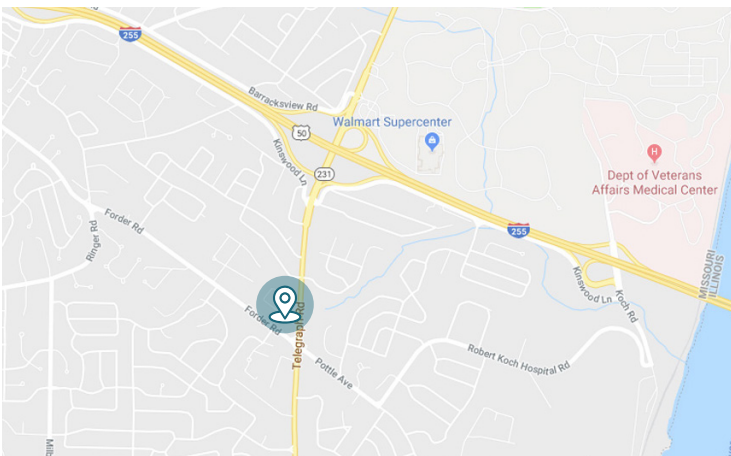
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LEASE PRICE: \$15/SF + \$9 NNN



Missouri Plaza is a well-established neighborhood retail center in South St. Louis County.

The property offers excellent visibility along Telegraph Road with more than 44,726 vehicles passing daily.

The strip center has historically high occupancy, reflecting the strength of the location.

Ample parking and dual access from Telegraph Road and Forder Road provide added convenience for customers.

Strong surrounding demographics make this an ideal location for retail, restaurant, or service businesses.

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McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com

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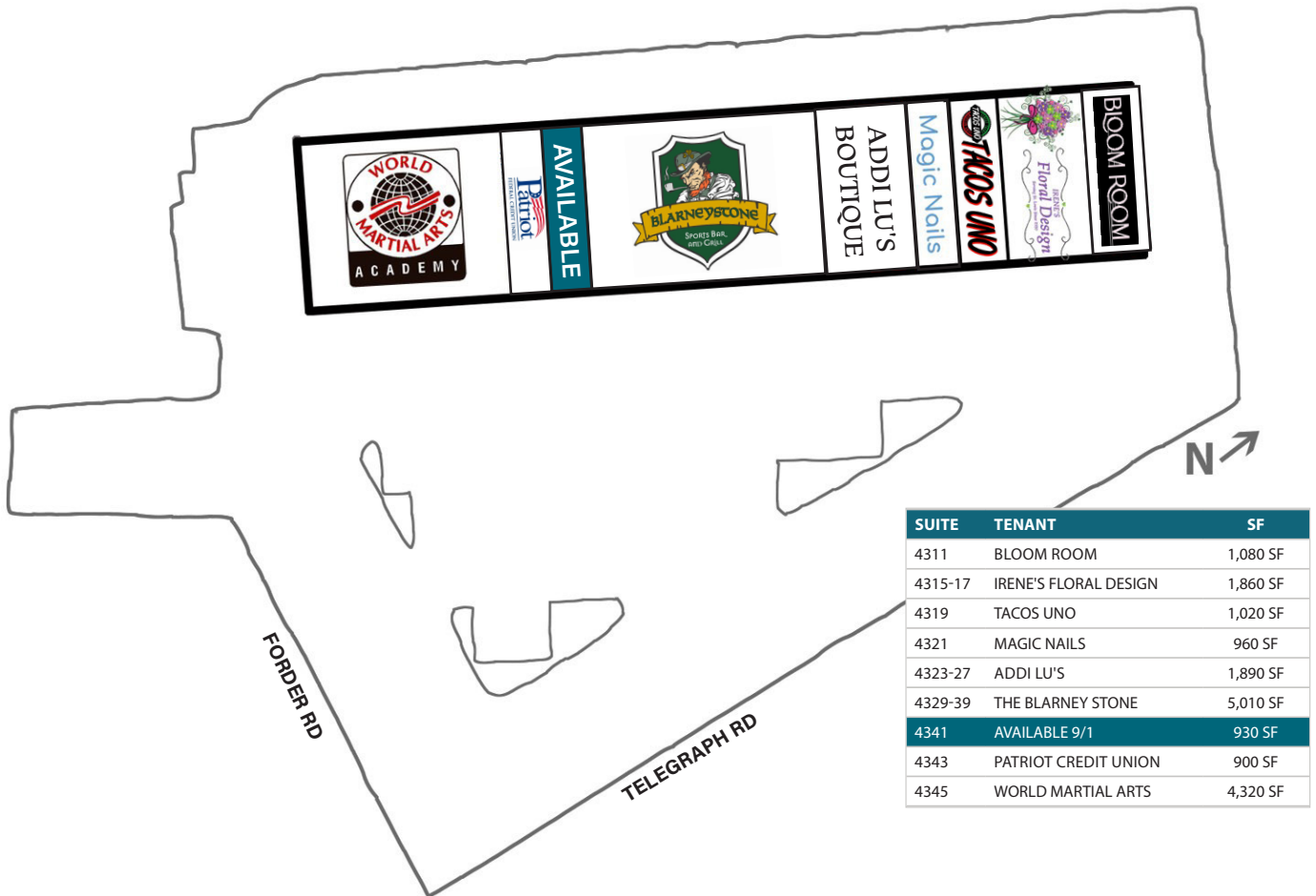
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SITEPLAN

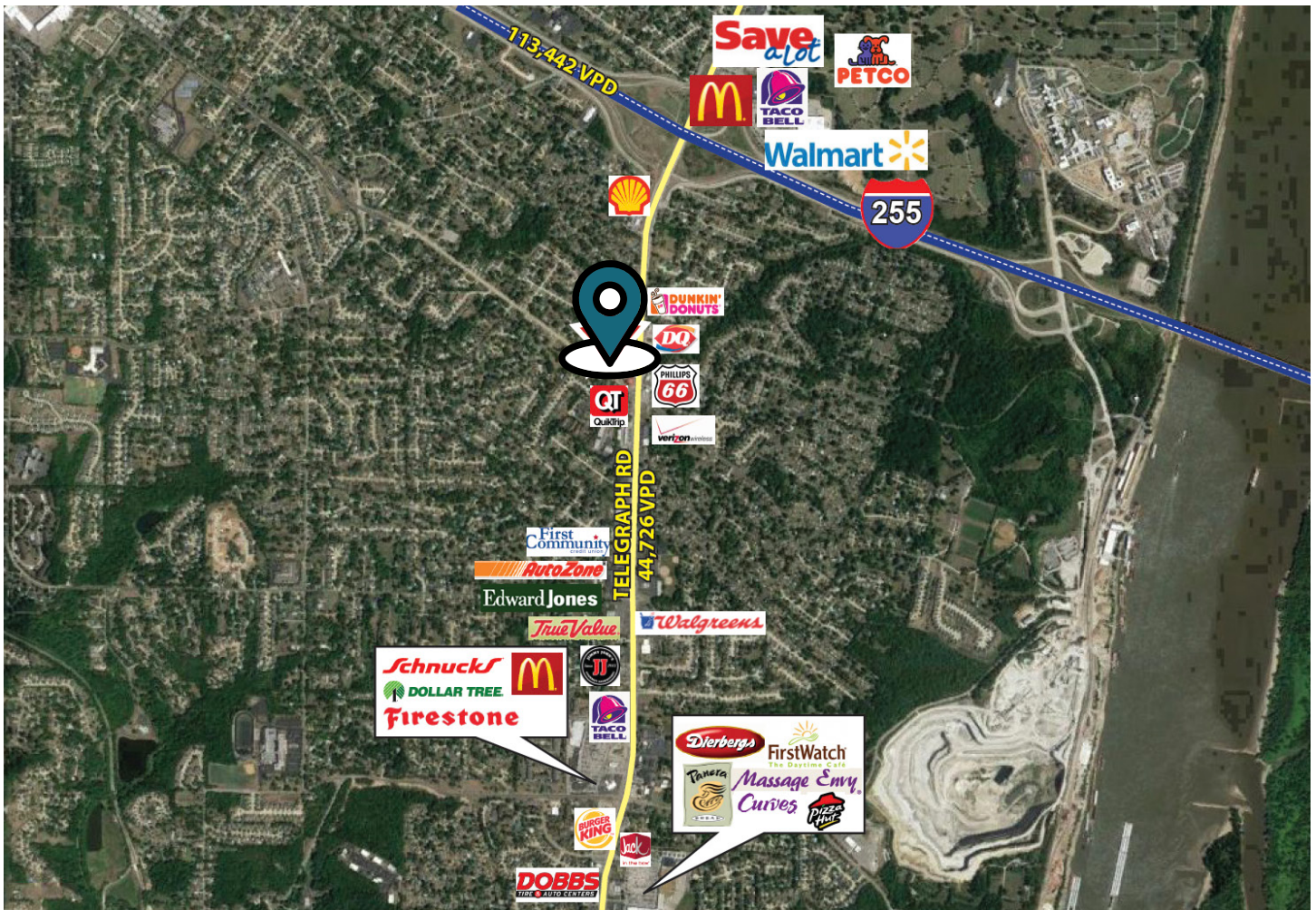


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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	NEARBY BUSINESSES
Suite Size: 900 SF Easy, Dual Access. High Occupancy in Strip Center.	Perfect for retailers, medical and professional offices, restaurants, salons, fitness studios, and other service-based businesses looking to capitalize on high daily traffic, strong surrounding demographics, and excellent accessibility.	44,726 VPD within ~0.25 mile!	Nearby retailers include Dierbergs, Starbucks, Panera Bread, First Watch, QuikTrip, Verizon, PNC Bank, Regions Bank, U.S. Bank, Steak 'n Shake, Waffle House, and Andre's Banquets & Catering South.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,673	63,160	156,061
HOUSEHOLDS	4,591	27,811	67,173
AVERAGE INCOME	\$141,222	\$117,226	\$119,175

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