



**PARK HAMPTON  
CENTER**

SCAN HERE!



**CALEB ANTHONIS**

Phone: 314.647.6611 ext. 126  
[Caleb@ManorRealEstate.com](mailto:Caleb@ManorRealEstate.com)

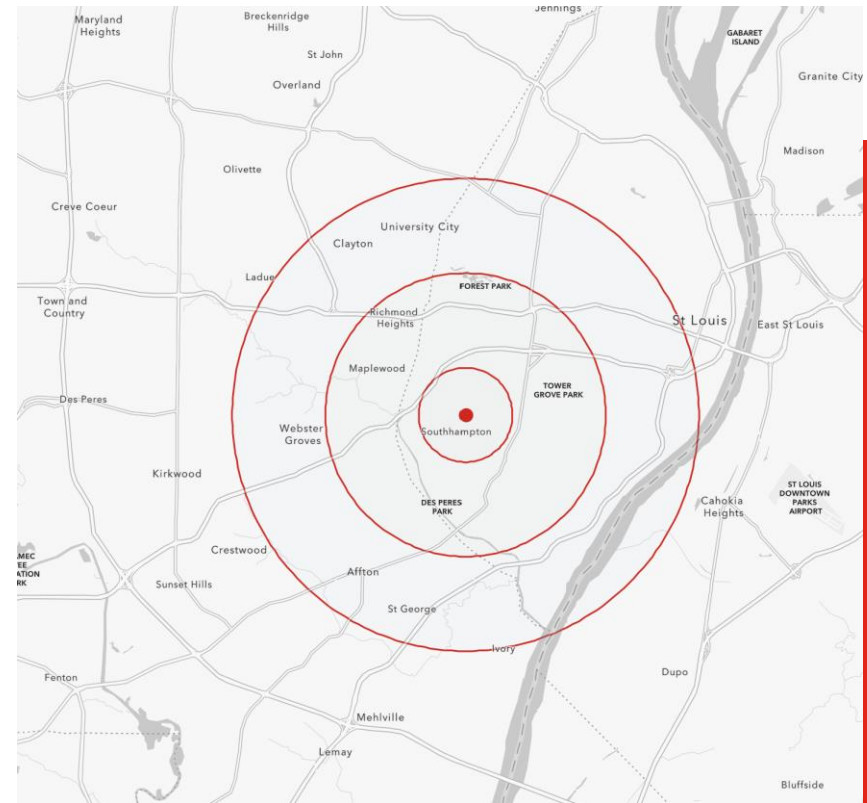
**3460-3470 HAMPTON AVENUE**  
**ST. LOUIS, MO 63139**  
**1,100 — 2,200 S.F. | \$14.00/S.F. M.G.**

### PROPERTY INFORMATION



- **BUILDING SIGNAGE AVAILABLE**
- **OFFERING TWO MONTHS OF FREE RENT FOR A 3-YEAR LEASE TERM**
- **RENT INCLUDES ALL UTILITIES (EXCLUDING JANITORIAL)**
- **EXPANSIVE WINDOW LINE OFFER ABUNDANT NATURAL LIGHT**
- **IN-SUITE BATHROOM LOCATED IN THE UNIT**
- **FEATURES A LARGE LOT WITH PLENTIFUL PARKING (56 SPACES)**
- **CONVENIENTLY LOCATED ON HAMPTON AVENUE BETWEEN INTERSTATE-44 AND CHIPPEWA AT A HIGHLY VISIBLE LOCATION (24,217 V.P.D.)**
- **BORDERS TILLES PARK**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	23,970	160,404	385,349
HOUSEHOLDS	12,058	76,011	173,704
AVERAGE HH INCOME	\$85,563	\$79,360	\$86,152



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### SITE PLAN



### 3460 HAMPTON

SUITE	STATUS	TENANT
101-103	LEASED	ST. LOUIS CAT CLINIC
104	LEASED	DONALD G. BOWEN II
105	LEASED	MILLER CERTIFIED AIR
106	LEASED	MC&RC
201	AVAILABLE	\$14.00/S.F. M.G.
202	AVAILABLE	\$14.00/S.F. M.G.
203-204	LEASED	NEACE NETWORK & CONSULT
206	LEASED	JEFF SWANEY

### 3470 HAMPTON

SUITE	STATUS	TENANT
101A	LEASED	TOBIAS LICKER, ATTY
101B	LEASED	BEVO CUTS
101C	LEASED	LILLY'S SENIOR SERVICE, LLC
102	LEASED	NANCY YOUNG DC
103	LEASED	OZIK HOME CARE, INC.
104	LEASED	BIG SHOW AUTO SALES
105	LEASED	LAWRENCE SETORDZIE & WILLIAMS
106	LEASED	L MICELLI DBA ALEX ABOUSSIE
201	LEASED	THE LOOP LEARNING CENTER
202-206	LEASED	WITCO SERVICES

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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Lessee investigate fully.