



**HAMPTON
AVENUE RETAIL**

SCAN HERE!



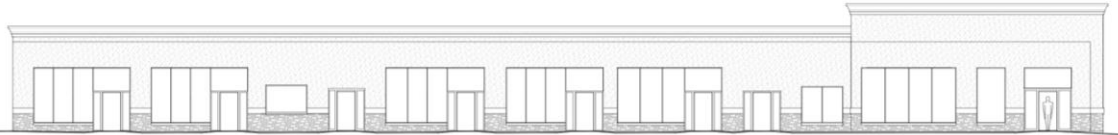
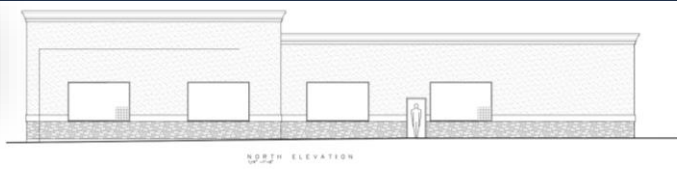
MARK CLARKSON

Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

**3511-3525 HAMPTON AVENUE
ST. LOUIS, MO 63139**

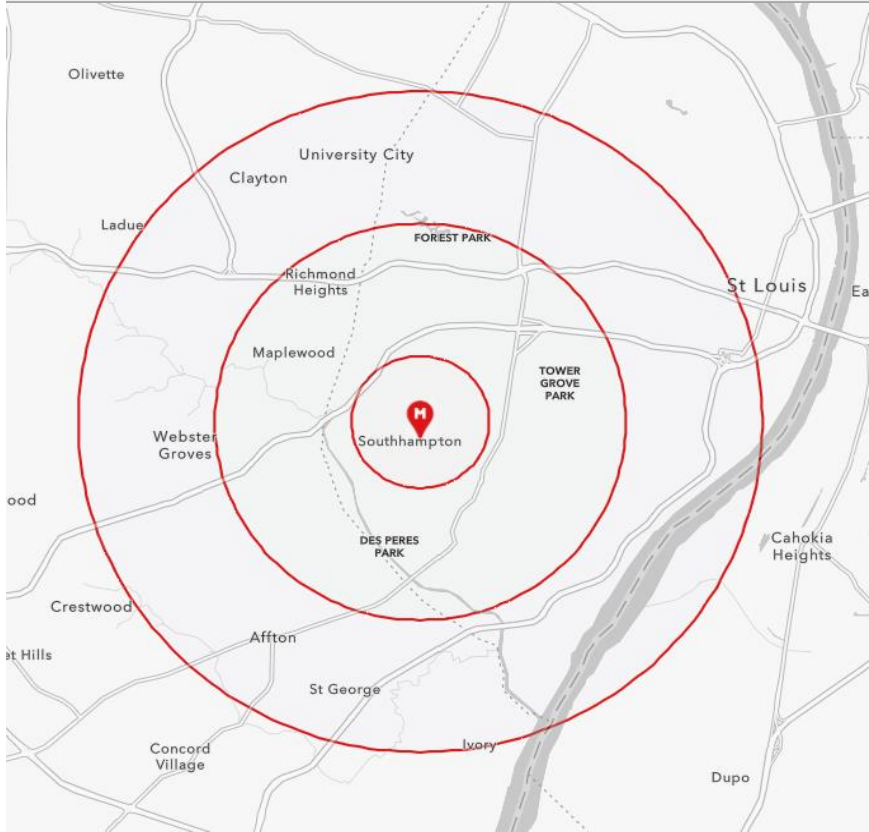
1,750 S.F. - 10,000 S.F. | \$18.00/S.F. N.N.N.

PROPERTY INFORMATION



- PRIME RETAIL LOCATION ALONG THE BUSTLING HAMPTON CORRIDOR
- 1,200 S.F. — 10,000 S.F. OF RETAIL AVAILABLE AND 3,000+ S.F. OF WAREHOUSE SPACE WITH DRIVE-IN OVERHEAD DOOR
- PROPERTY RECENTLY PURCHASED WITH MAJOR EXTERIOR UPGRADES BEGINNING SUMMER 2023
- SITUATED AT THE NEXUS OF NORTH HAMPTON, SOUTH HAMPTON, LINDENWOOD PARK, AND CLIFTON HEIGHTS NEIGHBORHOODS
- ONLY MINUTES AWAY FROM HWY-44, CHIPPEWA, PRINCETON HEIGHTS, TOWER GROVE PARK AND THE BOTANICAL GARDEN
- HIGHLY VISIBLE STOREFRONTS WITH SIGNAGE SEEING OVER 24,100 V.P.D.

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		22,719	156,268	381,159
HOUSEHOLDS		11,654	77,500	179,154
AVERAGE HH INCOME		\$91,920	\$90,352	\$100,035



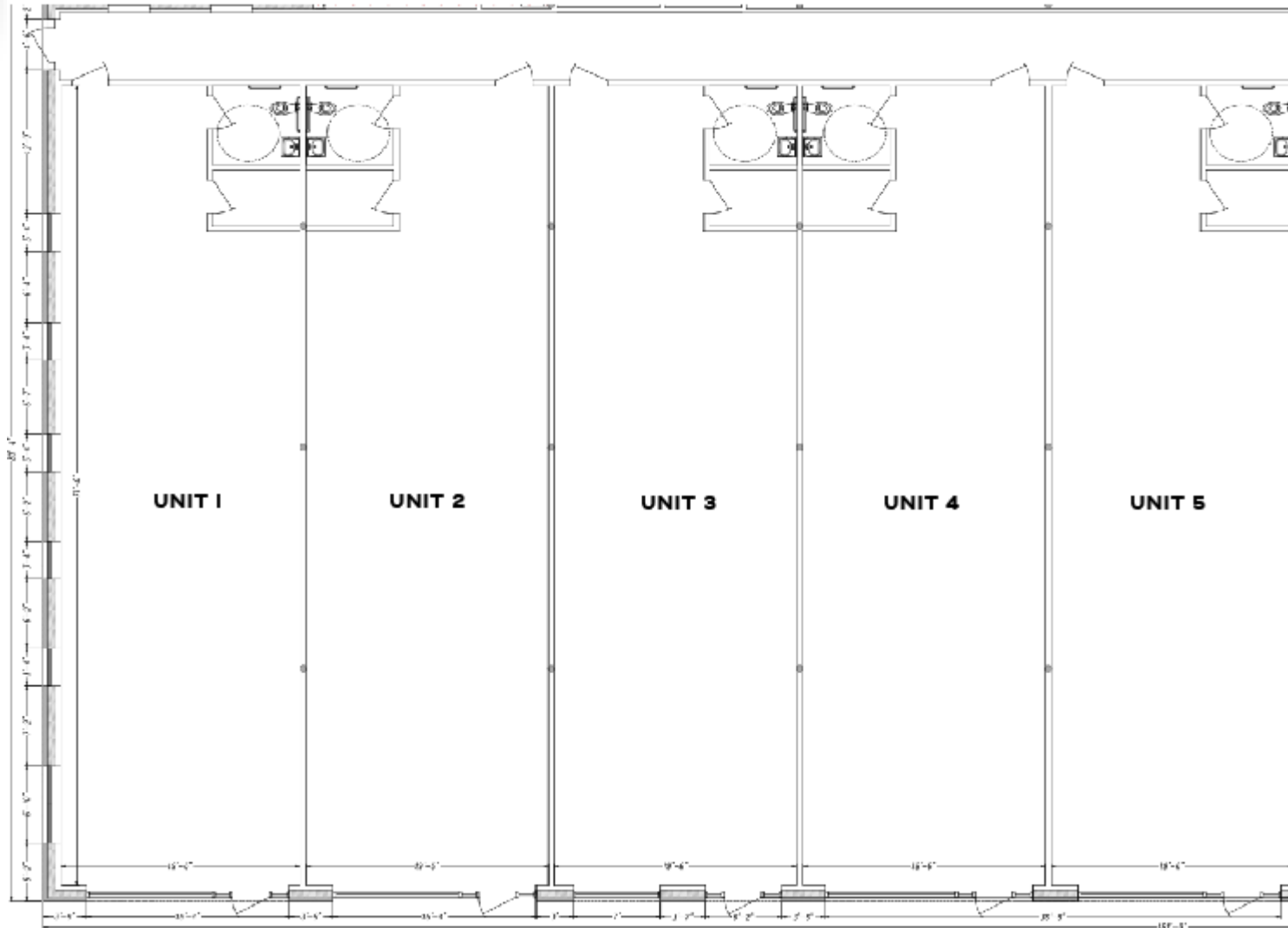
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SITE PLAN



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AERIAL



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