

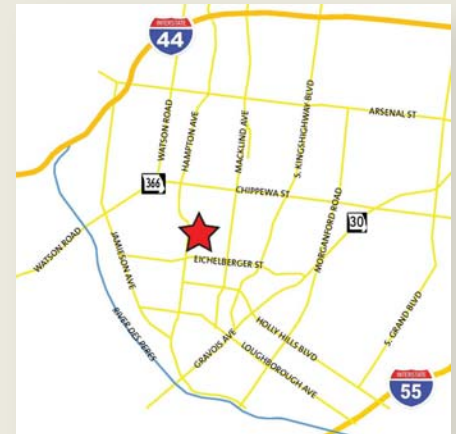
# 1,400 SF STREET-LEVEL RETAIL / OFFICE AVAILABLE FOR LEASE

4912-4924 HAMPTON AVENUE | SAINT LOUIS, MISSOURI 63109



**LEASE RATE: \$1,500.00 PER MONTH + UTILITIES**

- ▶ **4920 Hampton Ave: 1,400 SF Street-Level Retail / Office Available**
- ▶ Located at the intersection of Hampton Ave and Neosho Street within the heart of South Hampton
- ▶ Charming, popular South City neighborhood consisting of restaurants, boutique stores, grocers, big box retail, professional offices and smaller medical facilities
- ▶ Dense residential neighborhood in immediate area
- ▶ Excellent and convenient access to I-44, I-55, Chippewa St and Gravois Ave near Francis Park



For additional information, please contact:

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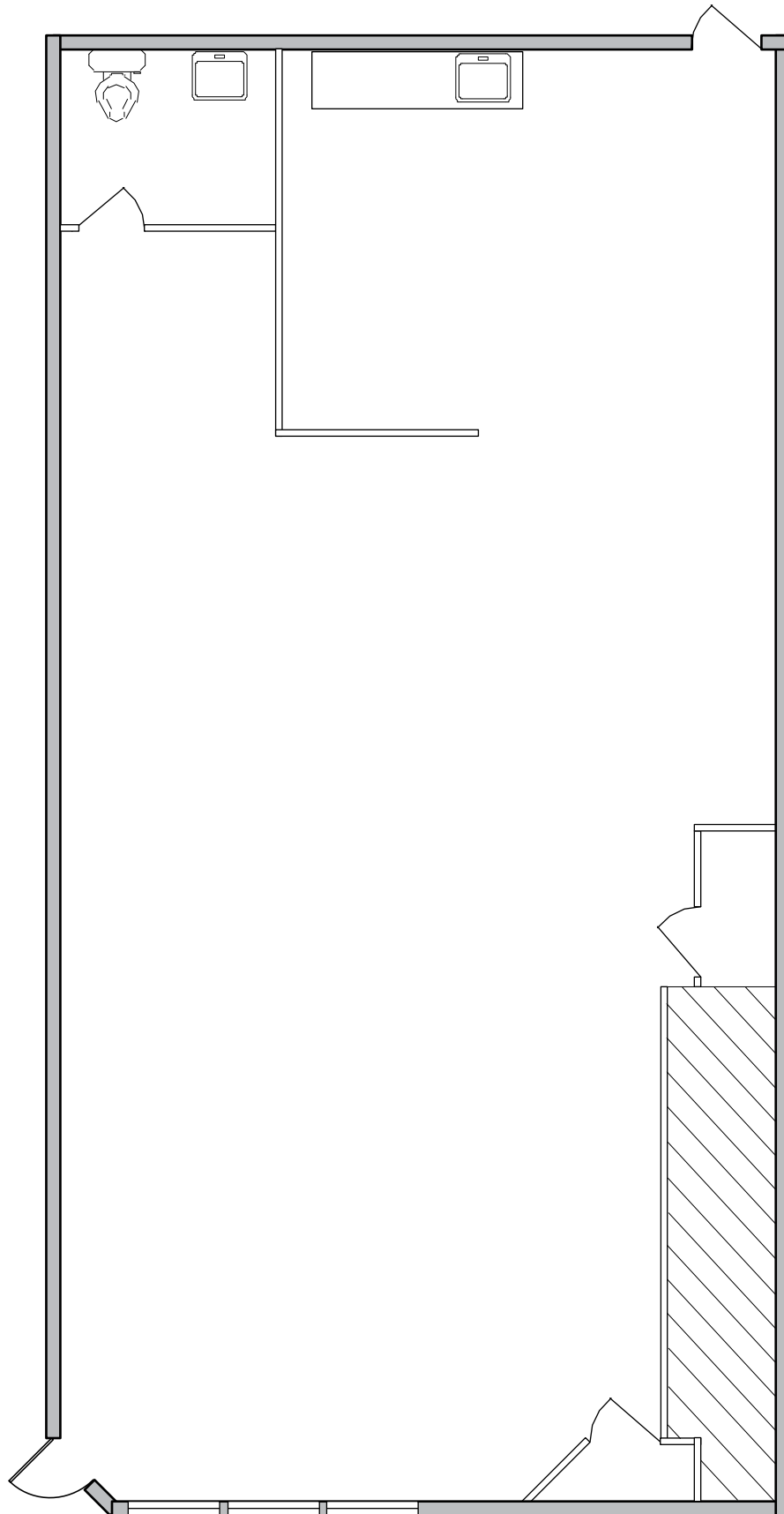
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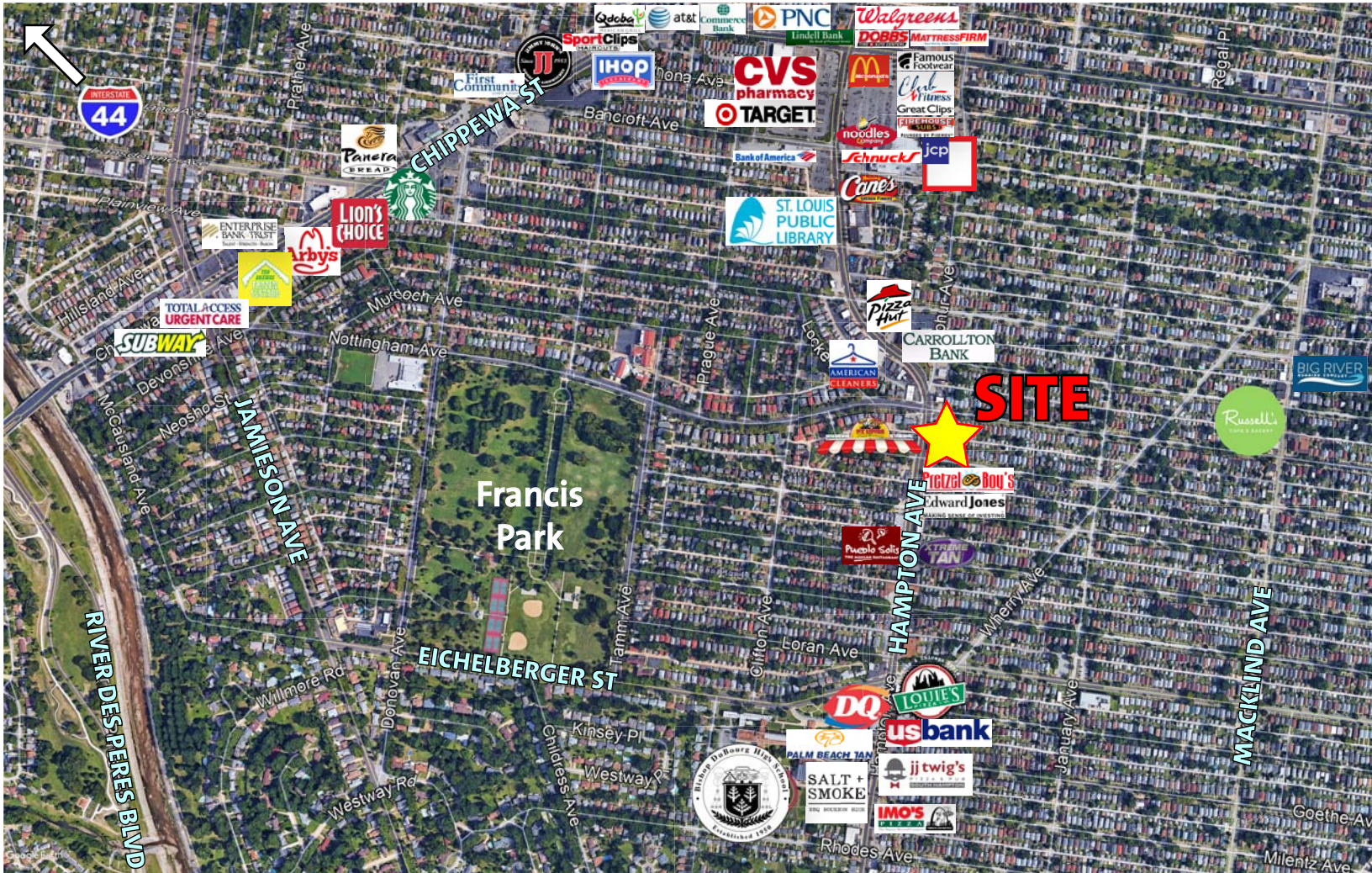
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	ANNUAL AVERAGE DAILY TRAFFIC
POPULATION:	25,253	165,481	360,174	HAMPTON AVE AT NOTTINGHAM AVE: 39,192 VPD
DAYTIME EMPL:	6,371	62,421	247,307	
NO. OF HH:	12,361	76,644	162,816	
AVG. HH INCOME:	\$77,366	\$64,455	\$73,713	

The information contained herein was obtained from a source we consider to be reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All information is subject to change without notice.