

FOR SALE OR LEASE

5,256 SF RETAIL STRIP CENTER

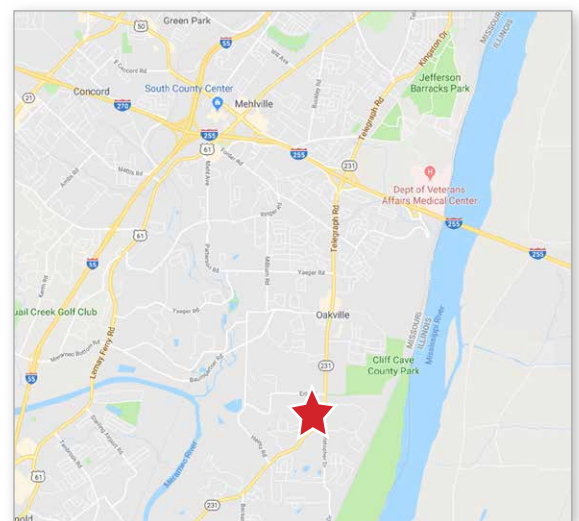
6197 TELEGRAPH RD | ST. LOUIS, MO 63129



- 5,256 SF retail strip center for sale
- 1,200-2,400 SF retail space for lease
- Ideal for owner/user
- Existing tenants include Imo's Pizza and Edward Jones
- Excellent visibility along Telegraph Rd with over 41,000 vehicles per day
- Attractive demographic profile
- Excellent location at the intersection of I-44 and Hwy 141
- Financials available upon C.A.

SALE PRICE: \$795,000.00
LEASE RATE: \$12.00/SF

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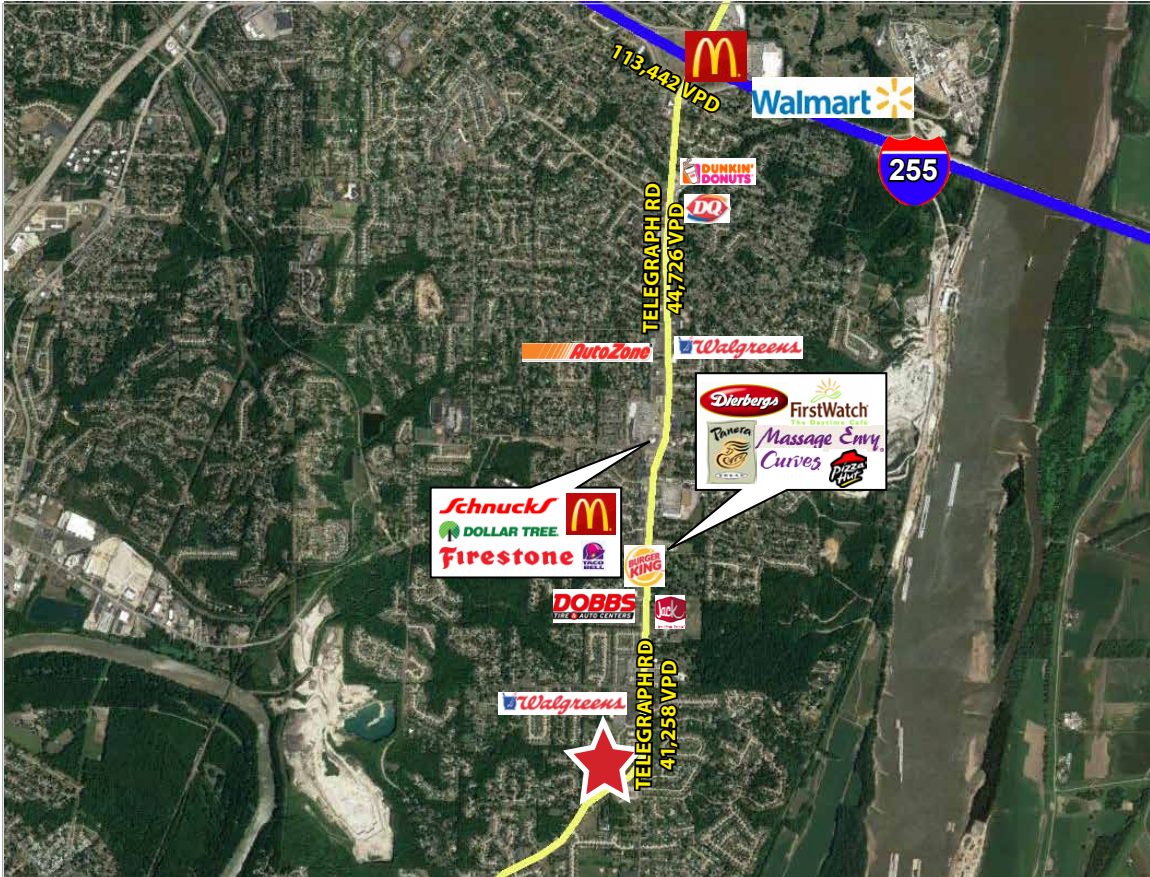
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DEMOGRAPHIC PROFILE

	1 MILE	3 MILE	5 MILE
Population	8,241	43,983	109,252
Households	3,020	16,985	44,559
Median HH Income	\$113,044	\$96,513	\$83,517
Median Home Value	\$259,416	\$216,738	\$189,215

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