



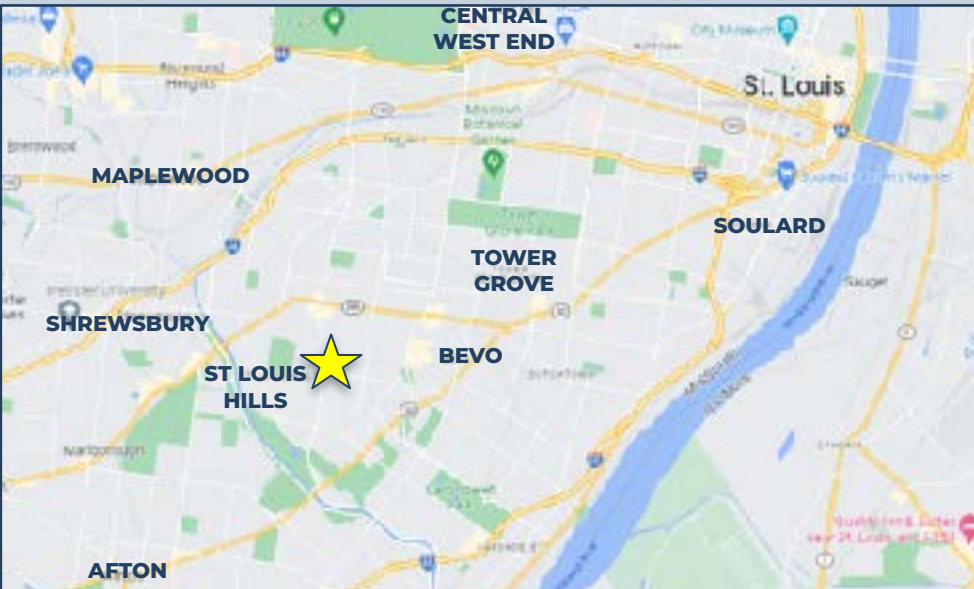
END-CAP
AVAILABLE



SCOUT | REALTY GROUP

5200 HAMPTON AVE
ST LOUIS, MO 63109

for lease



end-cap

5200 Hampton Ave – City of St. Louis

PROPERTY DESCRIPTION

- ▲ 1,375 SF End-Cap available for Lease
- ▲ 3,600 SF retail center located on the corner of Hampton Avenue and Delor Street
- ▲ Vibrant, walkable stretch of Hampton Ave sandwiched between the dense residential neighborhoods of St. Louis Hills & South Hampton
- ▲ Excellent visibility and exposure to over 39,000 vehicles per day on Hampton Avenue
- ▲ Adjacent parking to the space as well as street parking
- ▲ Coming soon new Multi-Tenant pylon signage
- ▲ **FOR LEASE: \$18 psf NNN**

<u>DEMOS</u>	<u>1 MILE</u>	<u>2 MILE</u>	<u>3 MILE</u>
TOTAL POP	23,255	72,366	159,779
MED HH INCOME	\$70,749	\$66,976	\$66,856
DAYTIME POP	5,389	19,565	54,929

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market aerial



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The information herein has been obtained from the owner/landlord of the subject property or other sources that Scout Realty Group deems reliable. The information is not warranted and is subject to change without notice. Owner/landlord and Scout Realty Group make no representations as to the environmental condition of the property and recommend tenant perform an independent investigation.

site plan

- ▲ 3,600 SF
- ▲ 0.20-acre lot
- ▲ 10 parking stalls + street parking
- ▲ pylon sign

Hampton Ave
39,000 VPD

Delor St

Delor St



5200

5204

5206

5208

TENANTS

5200 – AVAILABLE – 1,375 SF

5204 – 09 Pub

5206 – SoHa Barber Shop

5208 – Armenian Society

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