

YOUR SIGN

Lesh's  
Flowers



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**4615 HAMPTON AVE**  
**ST LOUIS, MO 63109**

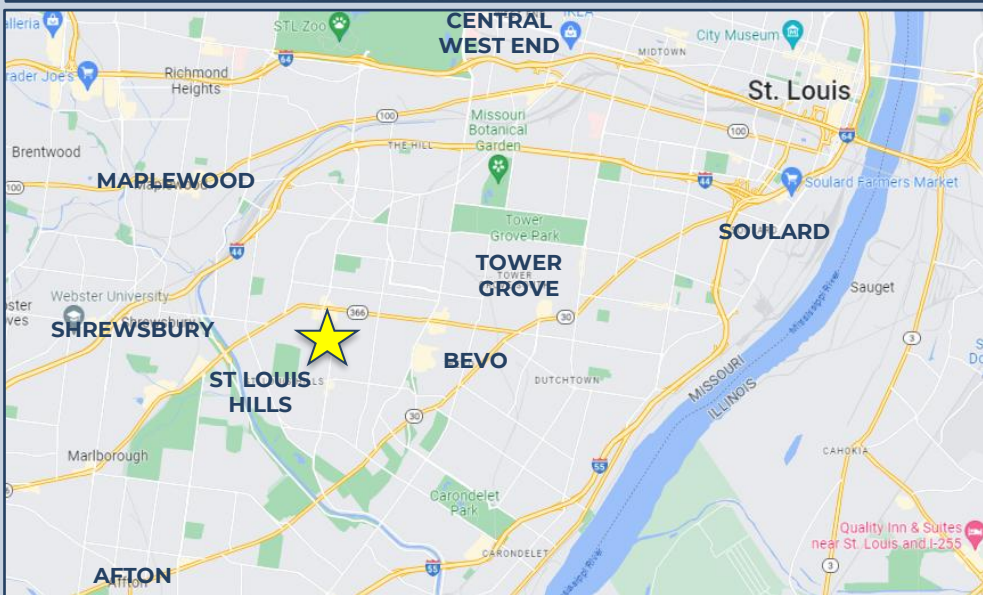


**for lease**

**4615 Hampton Ave – St. Louis**



**\*new owner under contract\***



PROPERTY DESCRIPTION

- ▲ **2,866 SF available for Lease**
- ▲ **Rare private ~17 car parking lot INCLUDED**
- ▲ **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**
- ▲ **Center turn lane provides easy access from both directions**
- ▲ **FOR LEASE: \$16 psf NNN**

<u>DEMOS</u>	<u>1 MILE</u>	<u>2 MILE</u>	<u>5 MILE</u>
TOTAL POP	21,547	66,314	353,157
MED HH INCOME	\$81,446	\$73,634	\$81,970
DAYTIME POP	10,334	38,601	300,024

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**Adam Glosier**  
aglosier@scoutrg.com  
314-598-2357



# market aerial





# site plan



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