



## 2021 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

8,053 | 66,136 | 162,317



### Employees

1,934 | 20,477 | 51,673



### Median Household Income

\$66,823 | \$66,348 | \$70,639



## RETAIL FOR LEASE

Telegraph Crossing North | 3196 Telegraph Road | St. Louis, Missouri 63125

3,576 - 13,951 SF | Call for Details | End Cap: 2,100 SF | \$25.00/SF, NNN

Triple Nets: \$4.15/SF

### PROPERTY DETAILS

Walmart shadow-anchored center

Highway visibility & signalized access

Pylon signage

Strong retail node & strong demographics

I-255 - 78,110 VPD

Telegraph Road - 19,464 VPD

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UPDATED 03/06/2021



# Site Plan

Space	Status	SF
1	Athletico	3,000
2	Petco	11,901
3	AVAILABLE	13,951
4	License Office	3,340
5	Jackson Hewitt	1,925
6	Rent-A-Center	4,856
7	AVAILABLE	3,576
8	Edward Jones	1,200
9	Presotea	1,200
10	Great Wall Chinese	1,394
11	Vapor Shop	1,306
12	AVAILABLE	2,100
13	Taco Bell/Pizza Hut	Outlot
14	Waffle House	Outlot
A	Popeye's	0.72 AC

