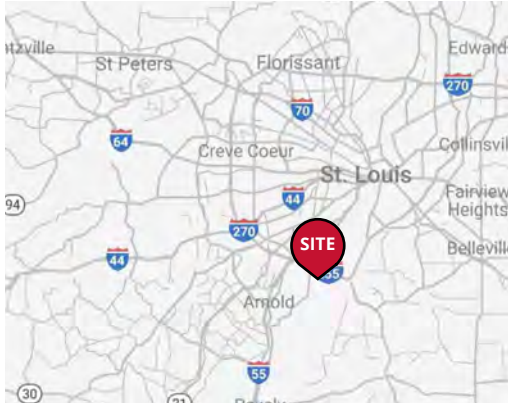


*Lower level flex space!*



## 2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

11,154 | 60,226 | 147,876



### Daytime Population

6,125 | 37,393 | 98,088



### Median Household Income

\$89,282 | \$86,442 | \$87,503

## FLEX/RETAIL FOR LEASE

4428 Telegraph Road | Unincorporated St. Louis County, Missouri

1,016 - 2,021 SF | Call for Details

### PROPERTY DETAILS

Strong retail trade corridor

Convenient access to I-255

Drive-in door

Retailers nearby include Schnucks, Dierbergs,  
Walmart, McDonald's, & Taco Bell

Telegraph Road - 40,970 VPD

**Richie Chappuis**

314.785.7615

[rchappuis@paceproperties.com](mailto:rchappuis@paceproperties.com)

[PACEPROPERTIES.COM](https://www.paceproperties.com) | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.



# Trade Area Aerial



PACEPROPERTIES.COM | 314.968.9898

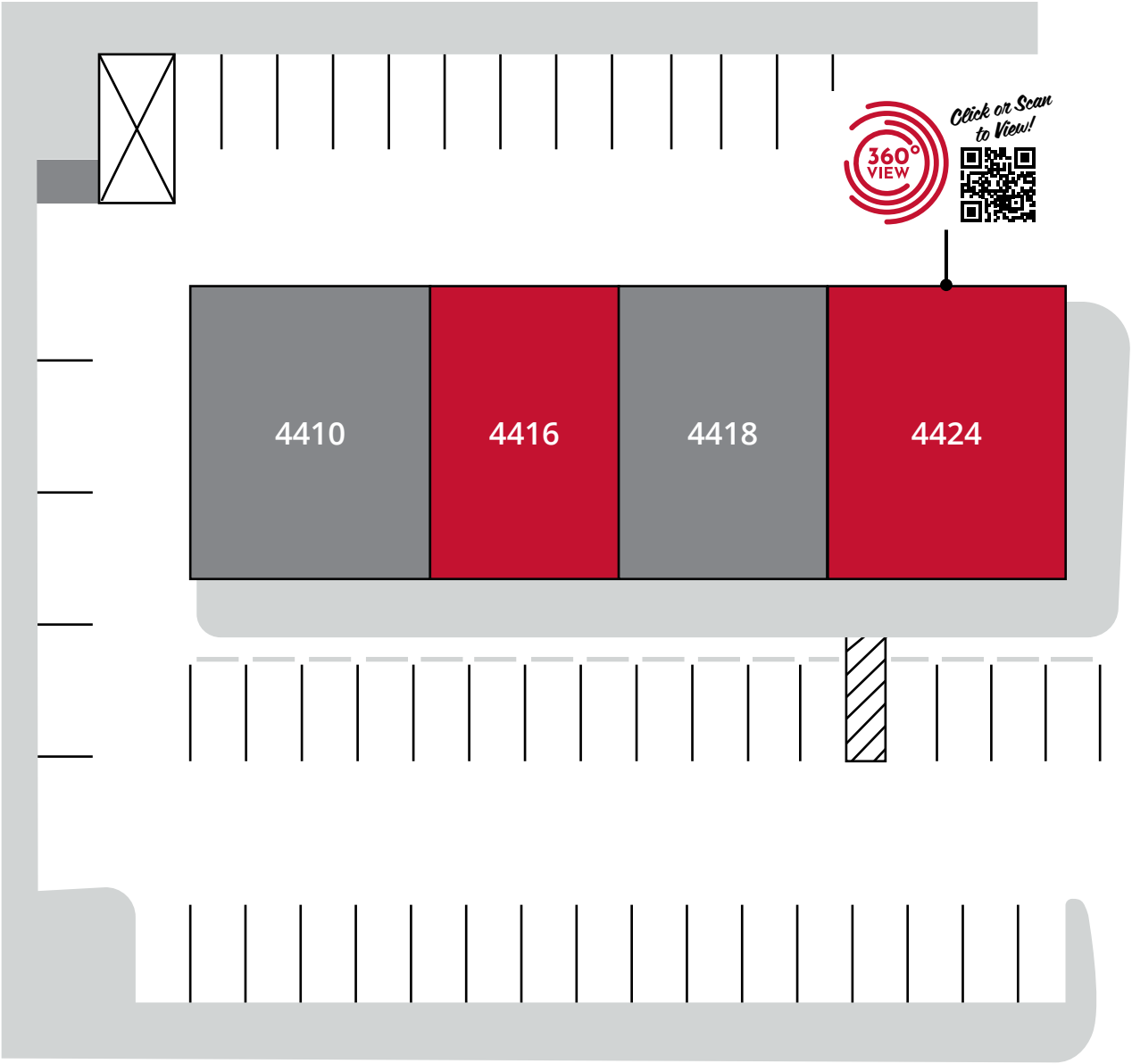
1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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# Site Plan - Lower Level

Space	Status	SF
4410	STL Dent	2,021
4416	AVAILABLE	1,016
4418	Black Kat Dent Co	1,229
4424	AVAILABLE	2,021



TELEGRAPH ROAD