

2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

8,141 | 66,118 | 161,109



Daytime Population

3,978 | 43,261 | 104,137



Median Household Income

\$75,973 | \$74,167 | \$78,733



RETAIL FOR LEASE

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

1,200 - 13,951 SF | Call for Details

Triple Nets: \$4.25/SF (2024 estimate)

PROPERTY DETAILS

Walmart shadow-anchored center

Interstate visibility & signalized access

Pylon signage available

Strong retail node & strong demographics

I-255 - 88,187 VPD

Telegraph Road - 20,652 VPD

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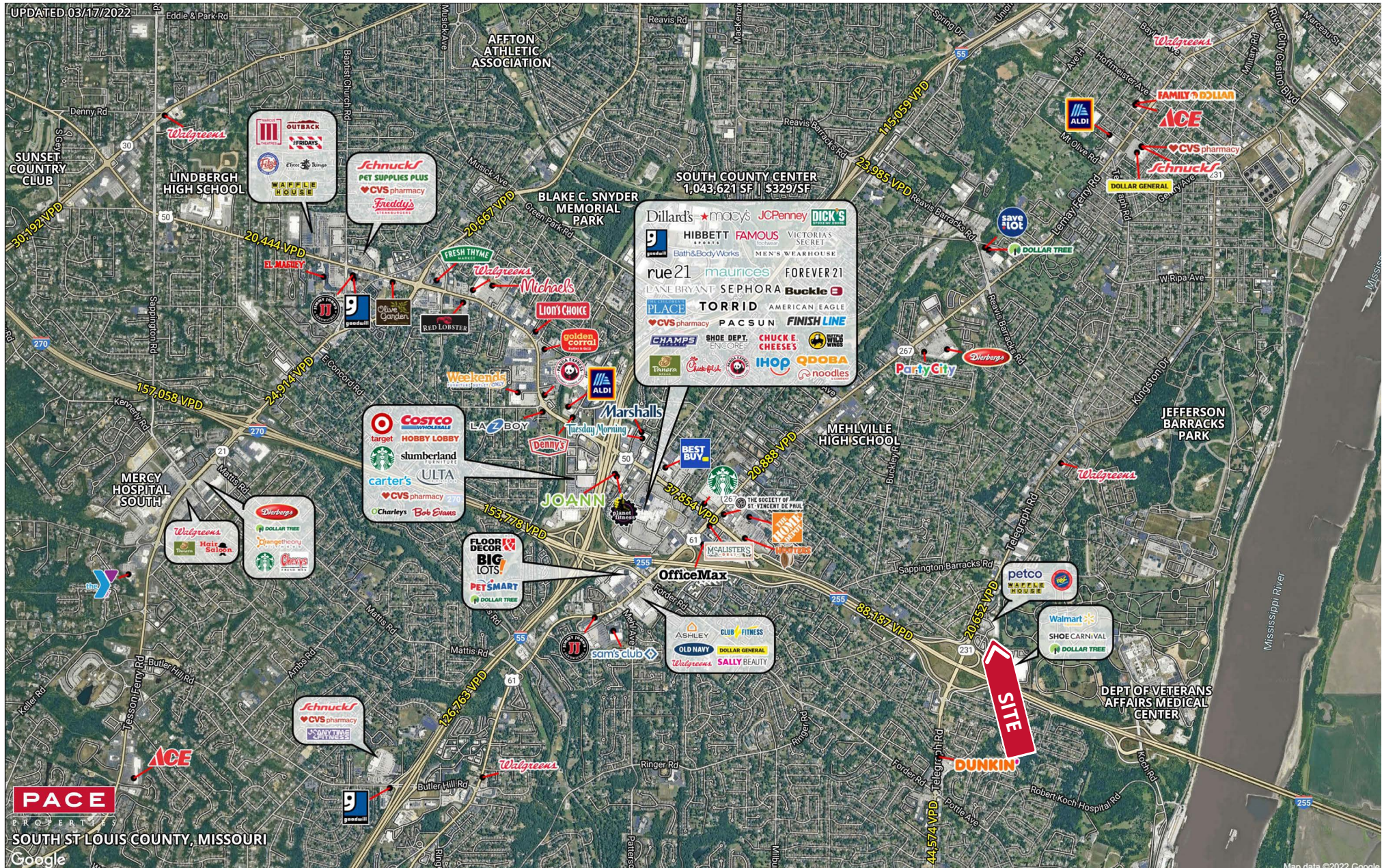
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[PACEPROPERTIES.COM](https://paceproperties.com) | 314.968.9898

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



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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	AVAILABLE	1,200
9	Presotea	1,200
10	Thai Racha	1,394
11	Vapor Shop	1,306
12	Total By Verizon	2,100
13	Taco Bell/Pizza Hut	Outlot
14	Waffle House	Outlot
A	Popeye's	0.72 AC

