





Population 8,282 | 67,526 | 165,788



Daytime Population 4,129 | 44,149 | 105,712



Median Household Income \$75,440 | \$75,857 | \$79,444



RETAIL FOR LEASE

Telegraph Crossing North | 3196 Telegraph Road | St. Louis, Missouri 63125 2,100 - 13,951 SF | Call for Details | End Cap: 2,100 SF Triple Nets: \$4.25/SF (2023 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

Connor Wiemann

314.785.7627 cwiemann@paceproperties.com

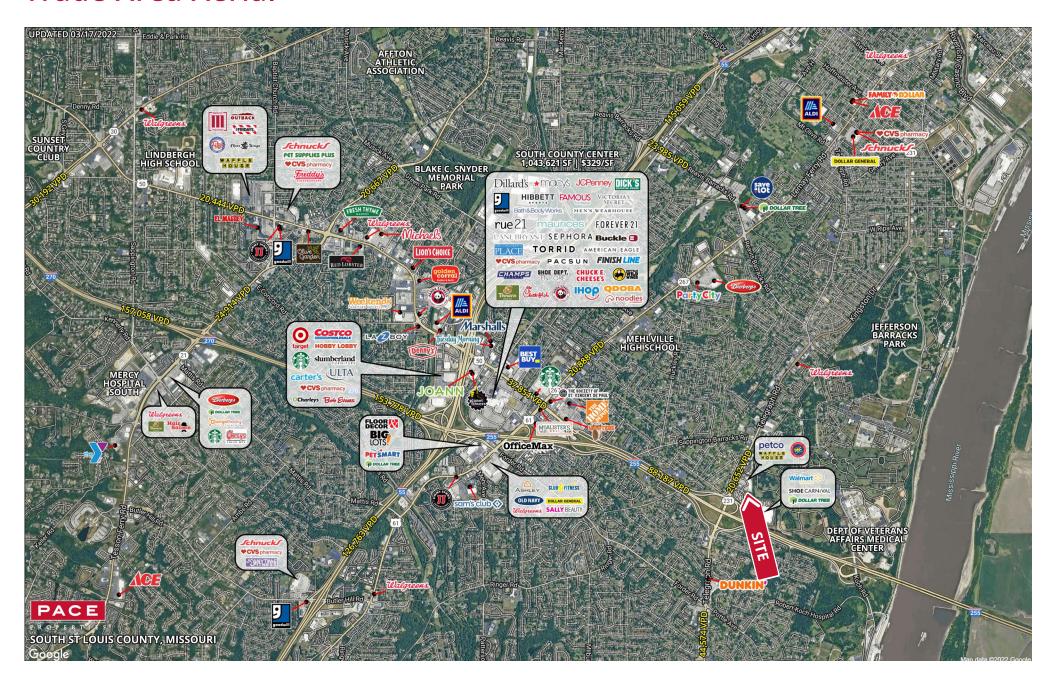
Evan Barnett

314.785.7678 ebarnett@paceproperties.com

Patrick Willett

314.785.7631 pwillett@paceproperties.com

Trade Area Aerial



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	Thai Racha	1,394
11	Vapor Shop	1,306
12	AVAILABLE	2,100
13	Taco Bell/Pizza Hut	Outlot
14	Waffle House	Outlot
Α	Popeye's	0.72 AC



