



### 2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



#### 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

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.



# Site Plan

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



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