



**PRIME FREESTANDING  
RETAIL/OFFICE ON  
HAMPTON AVE.**

SCAN HERE!



**CALEB ANTHONIS**

Phone: 314.647.6611 ext. 126  
[Caleb@ManorRealEstate.com](mailto:Caleb@ManorRealEstate.com)

**JACK JUNKER**

Phone: 314.647.6611 ext. 132  
[JackJ@ManorRealEstate.com](mailto:JackJ@ManorRealEstate.com)

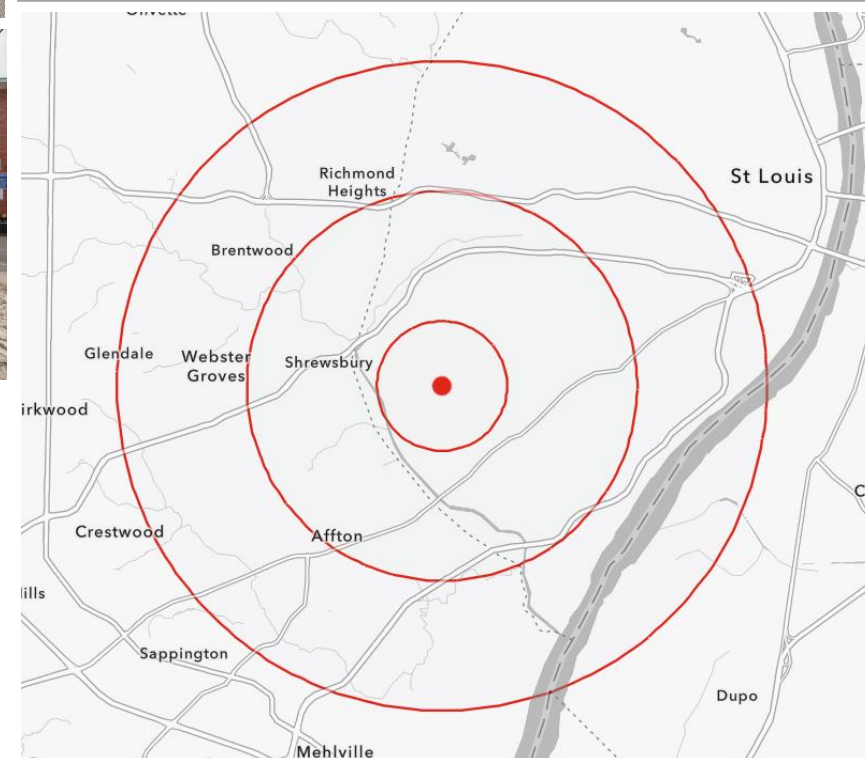
**4601 HAMPTON AVENUE  
ST. LOUIS, MO 63109  
1,900 S.F. | \$18.00/S.F. N.N.N.**

### PROPERTY INFORMATION



- **FREESTANDING 1,900 SF RETAIL BUILDING WITH EXCELLENT STREET VISIBILITY ON HAMPTON AVE.**
- **LOCATED ALONG A HIGH-TRAFFIC CORRIDOR WITH OVER 21,000 VEHICLES PASSING DAILY.**
- **FEATURES A PRIVATE PARKING LOT WITH 6 SPACES FOR CONVENIENT CUSTOMER ACCESS.**
- **INTERIOR OFFERS AN OPEN FLOOR PLAN SUITABLE FOR A VARIETY OF RETAIL OR SERVICE USES.**
- **SURROUNDED BY DENSE RESIDENTIAL NEIGHBORHOODS AND MULTIPLE NATIONAL RETAILERS IN SOUTH CITY.**

| DEMOGRAPHICS      |  | 1 MILE    | 3 MILES  | 5 MILES   |
|-------------------|--|-----------|----------|-----------|
| POPULATION        |  | 22,387    | 153,267  | 356,174   |
| HOUSEHOLDS        |  | 11,957    | 77,750   | 172,315   |
| AVERAGE HH INCOME |  | \$108,733 | \$98,525 | \$114,430 |



SCAN HERE!



**CALEB ANTHONIS**

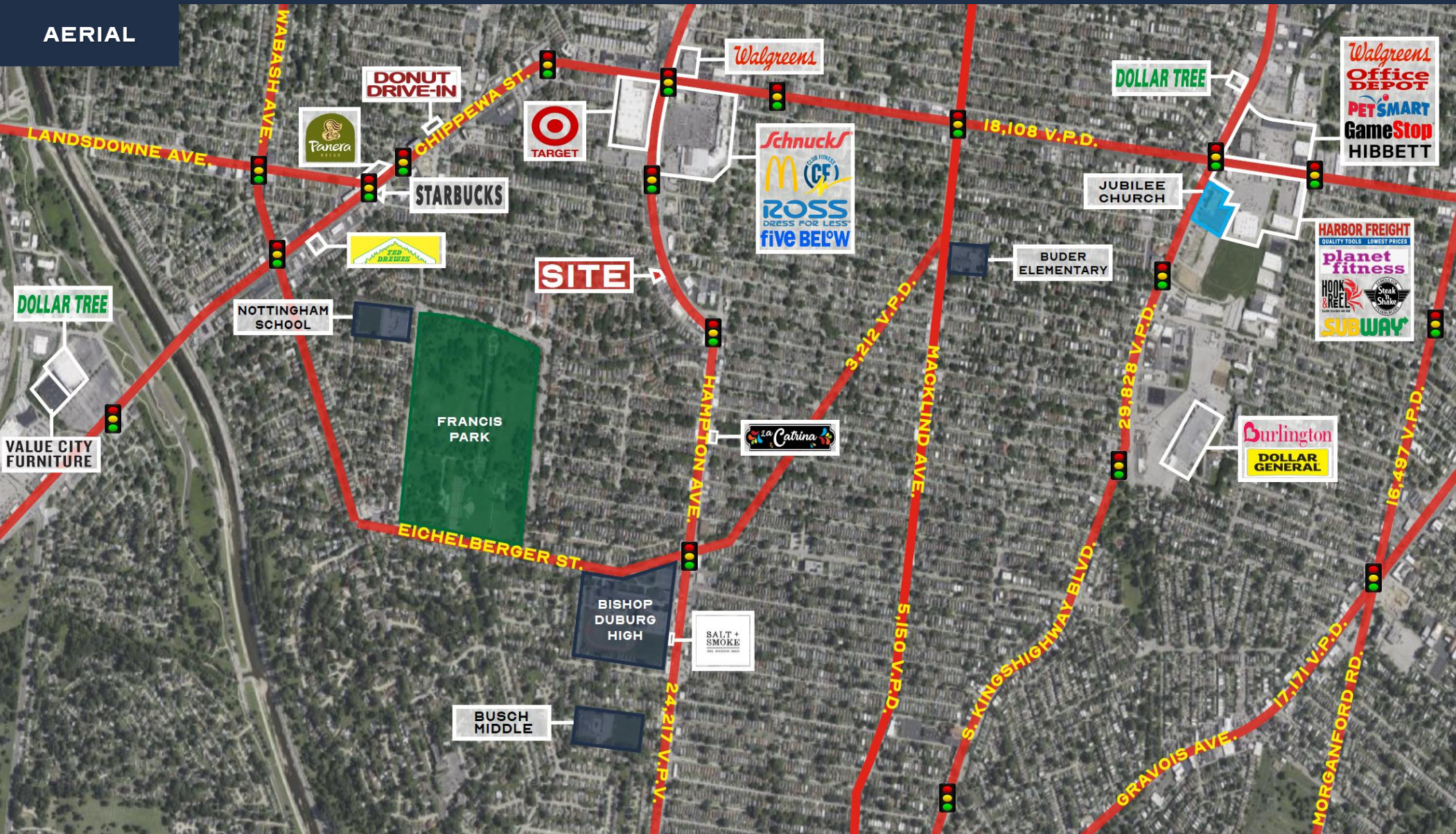
Phone: 314.647.6611 ext. 126  
[Caleb@ManorRealEstate.com](mailto:Caleb@ManorRealEstate.com)

**JACK JUNKER**

Phone: 314.647.6611 ext. 132  
[JackJ@ManorRealEstate.com](mailto:JackJ@ManorRealEstate.com)

**4601 HAMPTON AVENUE**  
**ST. LOUIS, MO 63109**  
**1,900 S.F. | \$18.00/S.F. N.N.N.**

AERIAL



SCAN HERE!



**CALEB ANTHONIS**

Phone: 314.647.6611 ext. 126  
Caleb@ManorRealEstate.com

**JACK JUNKER**

Phone: 314.647.6611 ext. 132  
JackJ@ManorRealEstate.com

**4601 HAMPTON AVENUE**  
**ST. LOUIS, MO 63109**  
**1,900 S.F. | \$18.00/S.F. N.N.N.**