

FOR LEASE

900 - 1,863 SF Retail / Office Bldg

3130 - 3134 Telegraph Rd, St. Louis MO 63125

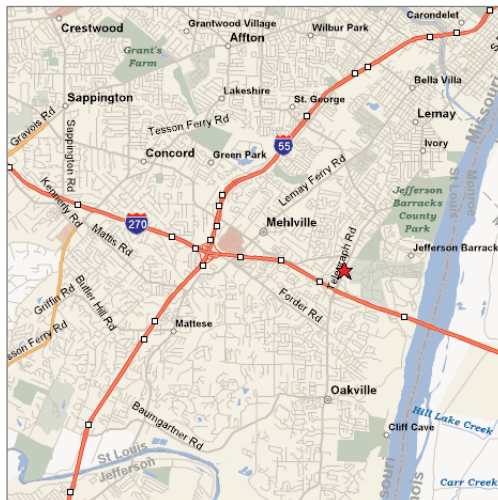


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	8,772	72,887	166,265
Households	3,470	29,687	68,446
Avg HH Inc.	\$47,935	52,785	54,963

Traffic Counts

- 27,448 ADT on Telegraph Rd
- 69,796 ADT on I-255



Property Highlights

- Two entrances and walk-up window
- Both storefront and pylon signage available
- Great visibility on Telegraph Rd
- Site located immediately north of Wal-Mart and I-270

Lease Rate

\$16.00 psf, NNN



Commercial Real Estate Services, Worldwide.

Contact

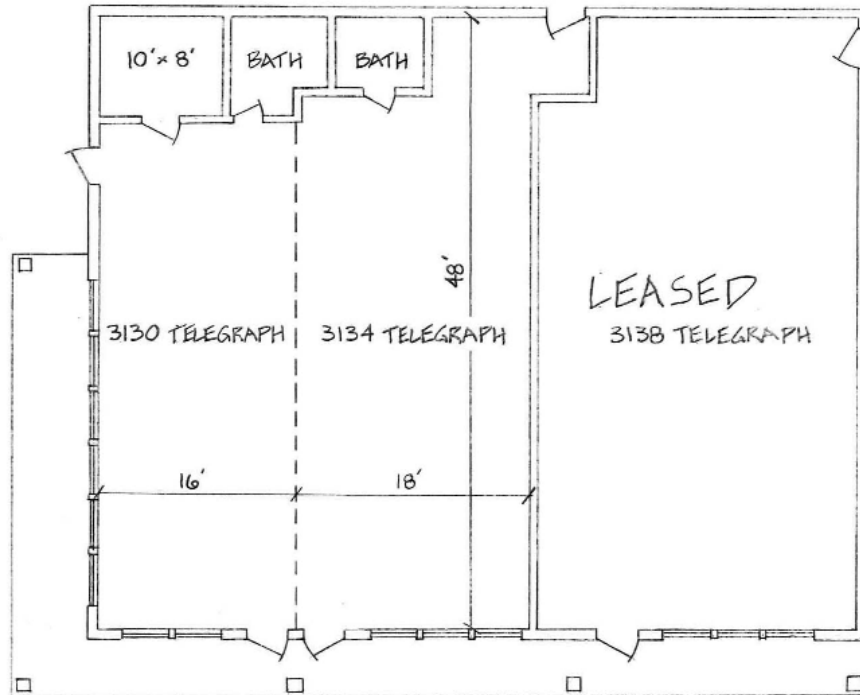
Peter Sheahan
314 994 4081
psheahan@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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Phone 314 994 4444 Fax 314 994 4088
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FLOOR PLAN & AERIAL

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