

Wm. **BOUDOURES** Co.

COMMERCIAL RETAIL DEVELOPMENT SERVICES



TELEGRAPH ROAD

FOR LEASE

DEMOGRAPHICS

	1 Mi.	3 Mi.	5 Mi.
Population	10,482	62,337	152,641
Med. HH Income	\$70,647	\$67,399	\$69,813
Avg. HH Income	\$4,605	\$27,914	\$67,441

TRAFFIC VOLUME

Telegraph Road	47,559 VPD
Forder Road	5,688 VPD
Pottle Road	6,757 VPD
Yeager Road	6,382 VPD

TELEGRAPH CROSSING SOUTH

4300 Telegraph Road | St. Louis, MO 63129

PROPERTY HIGHLIGHTS

- 14,195 total available SF
- 1,384 SF, 982 SF, 2,877 SF (former DQ), 2,516 SF, and 1,344 SF (former restaurant)
- Strong traffic counts (47,559 VPD)
- Abundant parking
- Shopping center recently renovated

CO-TENANCY



FOR MORE INFO CONTACT:

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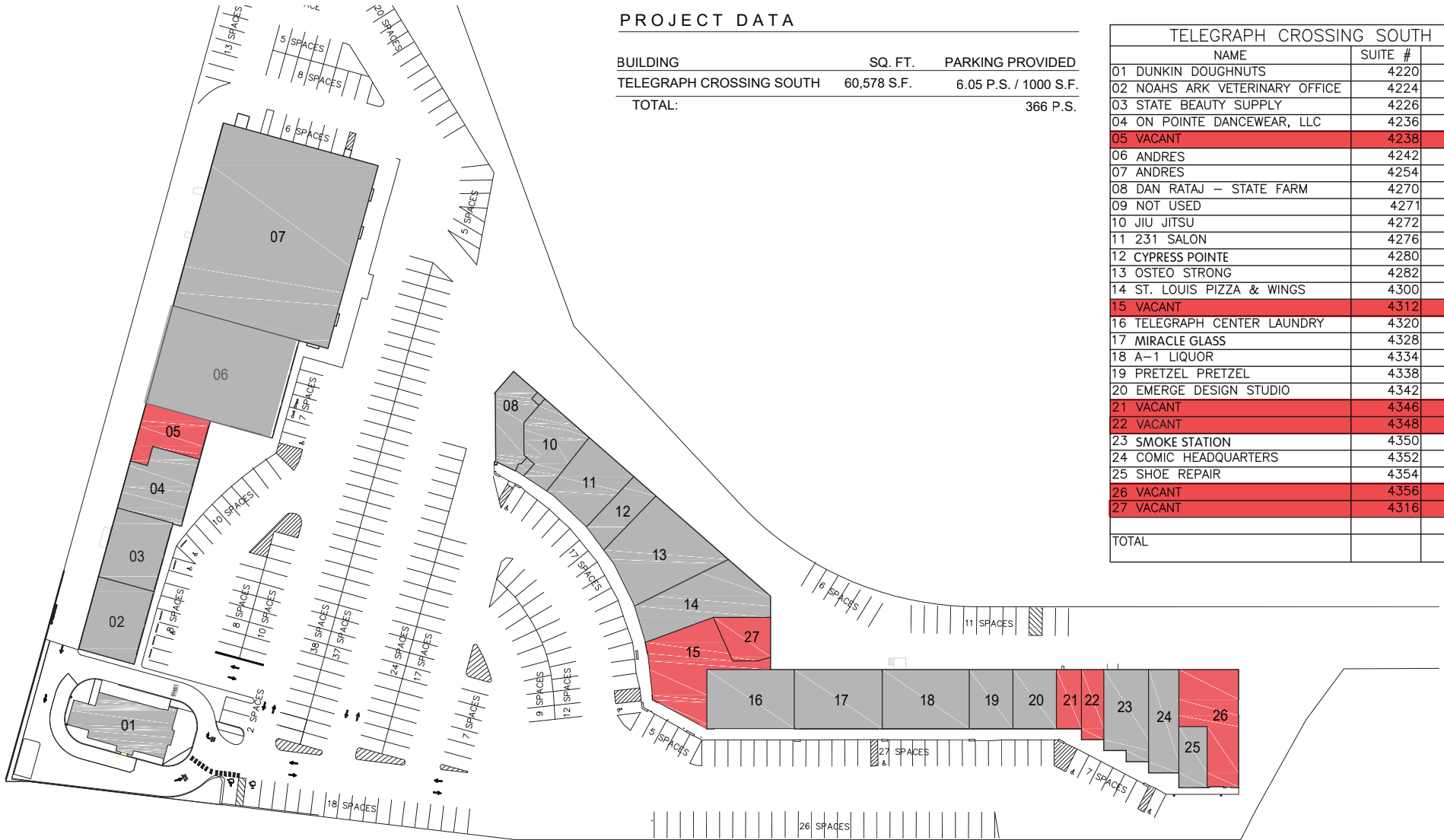
SITE PLAN

PROJECT DATA

BUILDING	SQ. FT.	PARKING PROVIDED
TELEGRAPH CROSSING SOUTH	60,578 S.F.	6.05 P.S. / 1000 S.F.
TOTAL:		366 P.S.

TELEGRAPH CROSSING SOUTH

NAME	SUITE #	AREA
01 DUNKIN DOUGHNUTS	4220	2,718
02 NOAHS ARK VETERINARY OFFICE	4224	1,900
03 STATE BEAUTY SUPPLY	4226	1,900
04 ON POINTE DANCEWEAR, LLC	4236	1,975
05 VACANT	4238	1,384
06 ANDRES	4242	6,144
07 ANDRES	4254	14,300
08 DAN RATAJ - STATE FARM	4270	1,150
09 NOT USED	4271	-
10 JIU JITSU	4272	1,640
11 231 SALON	4276	1,738
12 CYPRESS POINTE	4280	967
13 OSTEO STRONG	4282	2,974
14 ST. LOUIS PIZZA & WINGS	4300	2,416
15 VACANT	4312	2,877
16 TELEGRAPH CENTER LAUNDRY	4320	2,305
17 MIRACLE GLASS	4328	2,455
18 A-1 LIQUOR	4334	2,350
19 PRETZEL PRETZEL	4338	1,200
20 EMERGE DESIGN STUDIO	4342	1,132
21 VACANT	4346	603
22 VACANT	4348	741
23 SMOKE STATION	4350	1,660
24 COMIC HEADQUARTERS	4352	1,377
25 SHOE REPAIR	4354	824
26 VACANT	4356	2,516
27 VACANT	4316	982
TOTAL		60,578



LEASE PLAN
SCALE: 1/8" = 1'-0"

TELEGRAPH ROAD

TELEGRAPH CROSSING SOUTH