

2651 & 2675 TELEGRAPH RD

0.70 ACRES FOR SALE OR LEASE

ST. LOUIS, MO

SITE

Telegraph Rd 21,878 (2023)

Jefferson Barracks Rd

Club
CARWASH

Petro-Mart

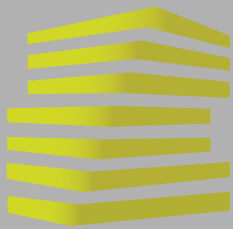
Valvoline

Jack
in the box

W



LOCATION.
commercial real estate



2651 + 2675 TELEGRAPH RD

NEIGHBORHOOD VIBE

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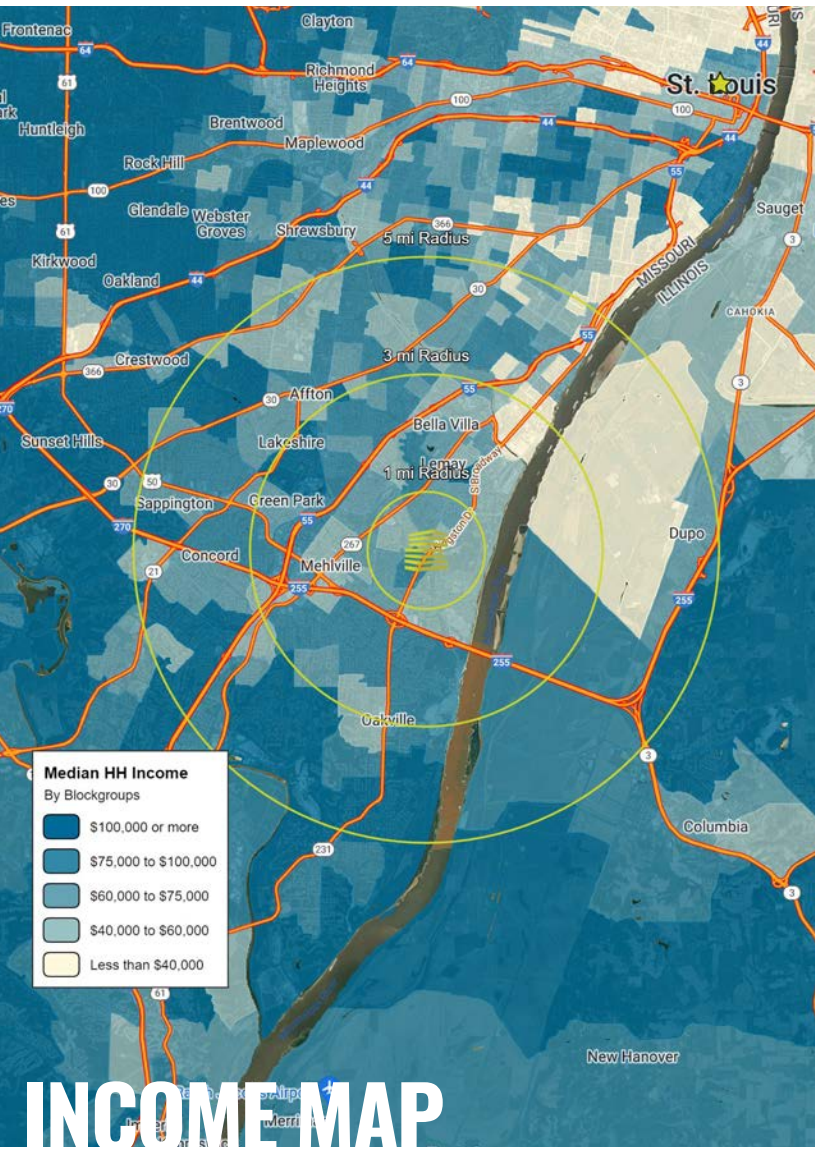
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TRADE AREA OVERVIEW

While largely populated, much of South County is unincorporated. It is the most homogeneous area within St. Louis county and major communities include Kirkwood, Fenton, Lemay, Mehlville, Oakville, Affton, and Sunset Hills. The business environment in South County is as progressive as it is diverse. The South County area manufactures a wide variety of products and provides an equally varied amount of professional services. The area is served by five school districts: Lindbergh, Affton, Bayless, Hancock and Mehlville. The start of the Ozark Mountains and Ozark Plateau begin in South County and neighboring Jefferson County. Many communities have an abundance of gently rolling hills.

Jefferson Barracks began as a military post, and was active from 1826-1946. Through five major wars, including the Civil War and both World Wars, the post served varying roles, including a hospital, a supply station and most frequently, a recruiting station. Beginning in 1950, the Federal Government conveyed tracts of land to St. Louis County to operate as a historical park. Jefferson Barracks is now the site of two County Parks, a National Guard Base and a Veterans Administration Hospital. The 135-acre National Guard post is home to the Missouri Army National Guard's largest brigade. Jefferson Barracks National Cemetery, established in 1826, is an American military cemetery. As of 2011, over 183,000 people are interred there.

South County Center, located in Mehlville, was opened in 1963. The mall is anchored by Macy's, JC Penney, Dick's and Dillard's, and is comprised of over one million square feet of retail space. Ronnie's 20 Cine is located in Sappington. The multiplex theatre features an IMAX theatre and arcade. River City Casino, in Lemay, opened in 2010 on the western bank of the Mississippi River. The casino sits on 56 acres and includes 90,000 square feet of gaming space. Additionally, the casino is home to live events as varied as concerts by nationally known artists and boxing matches.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	10,354	69,089	190,028
HOUSEHOLDS	4,545	30,278	85,096
EMPLOYEES	3,033	25,031	56,804
MED HH INCOME	\$60,136	\$71,225	\$75,057

AREA RETAIL | RESTAURANTS



Walmart *



HARBOR FREIGHT TOOLS

Quality Tools at Ridiculously Low Prices

PartyCity

Dierbergs petco



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SITE PLAN + DETAILS

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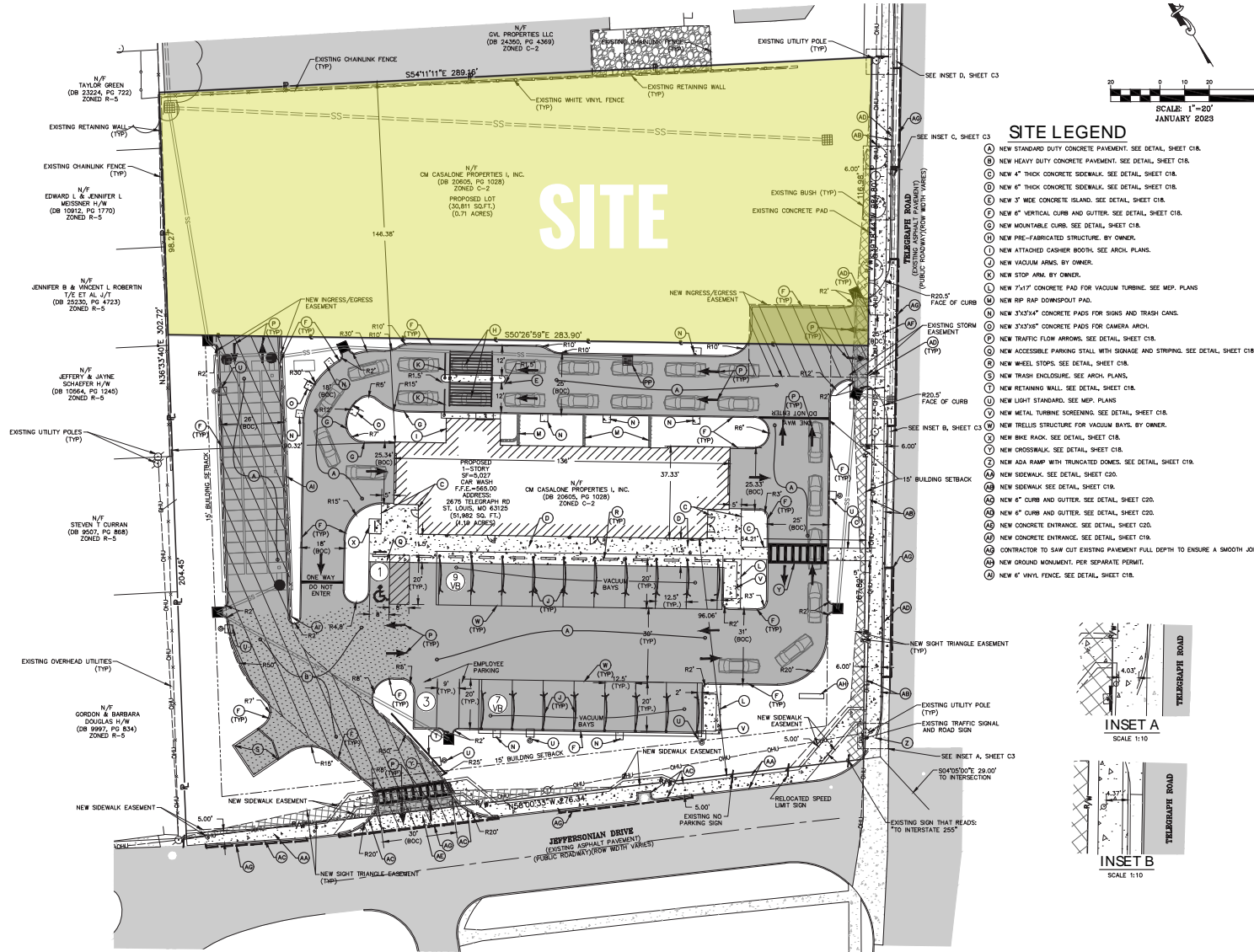
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- **0.70 ACRES AVAILABLE FOR SALE OR LEASE NEXT TO CLUB CAR WASH**
- **SIGNALIZED INTERSECTION ON TELEGRAPH RD**
- **EXCELLENT VISIBILITY TO OVER 20,000 VPD**
- **SURROUNDING RETAILERS INCLUDE WALGREENS, PETCO, AND WALMART**
- **CALL BROKER FOR PRICING AND ADDITIONAL INFORMATION**



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MARKET AERIAL

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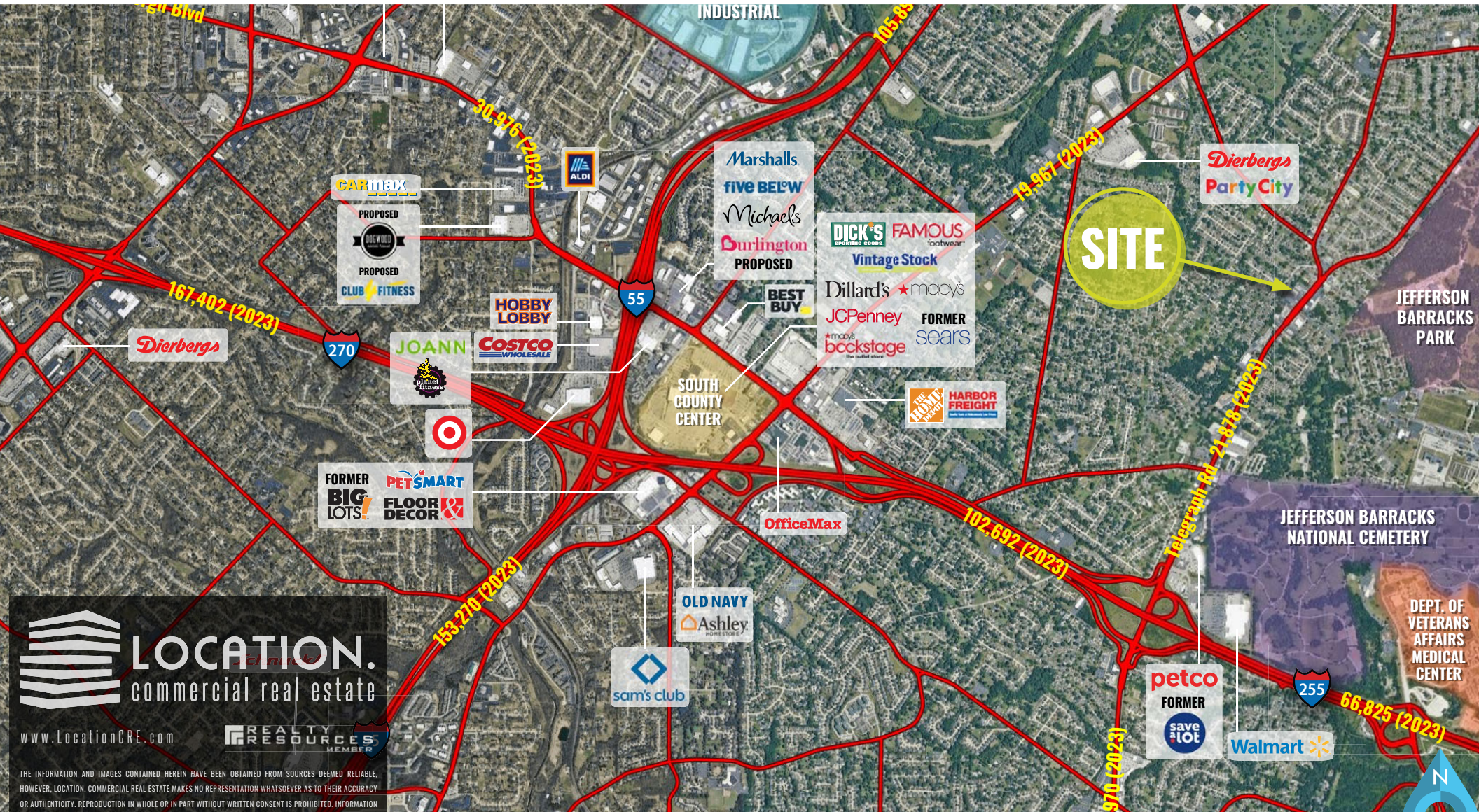
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