



LOCATION.
commercial real estate

40,970 (2024)

TELEGRAPH RD



WOHLWEND
ELEMENTARY
416 STUDENTS

OAKVILLE
MIDDLE SCHOOL
642 STUDENTS



Walgreens

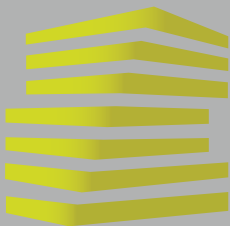
MONASTERY OF SAINT CLARE

SITE

2.00 ACRES
FOR SALE

6020 TELEGRAPH ROAD

ST. LOUIS, MO



6020 TELEGRAPH RD

NEIGHBORHOOD VIBE

MARNI OBERMAN

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314.800.9041 (MOBILE)

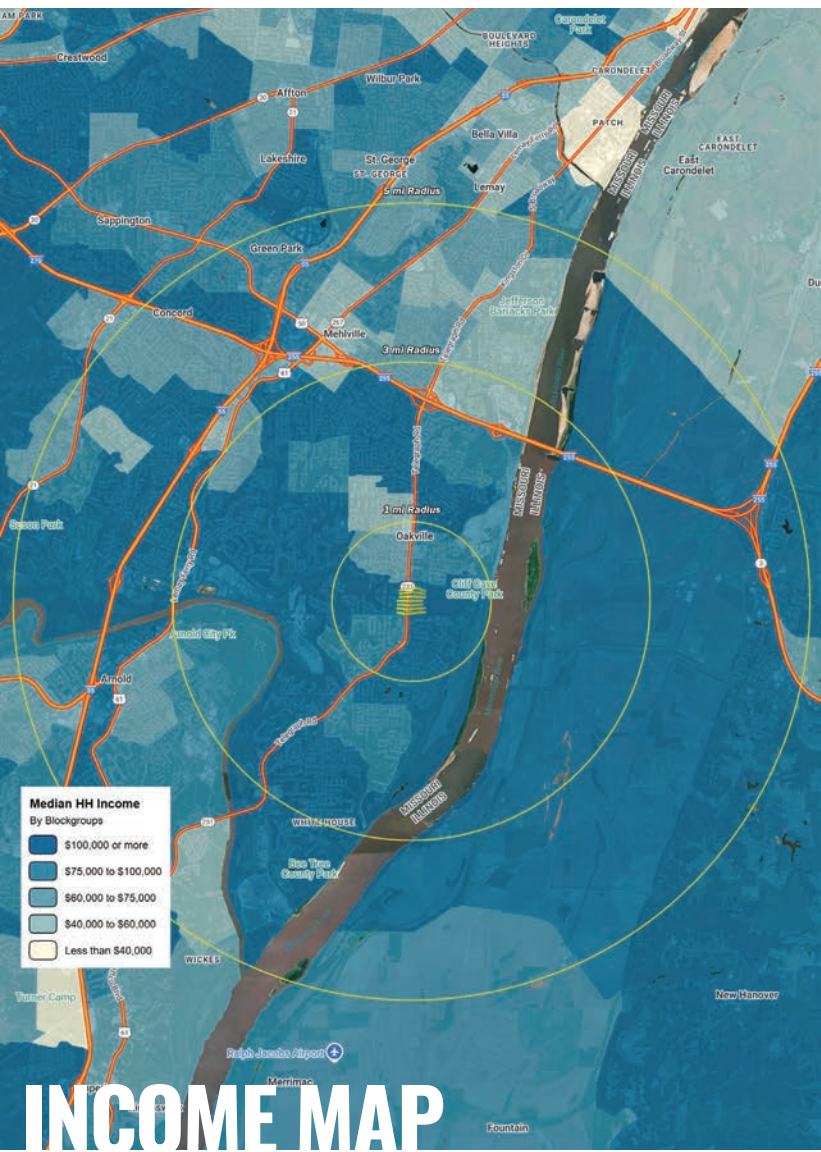
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TRADE AREA OVERVIEW

OAKVILLE IS A WELL-ESTABLISHED SUBURBAN COMMUNITY LOCATED IN SOUTH ST. LOUIS COUNTY, BORDERED BY THE MISSISSIPPI AND MERAMEC RIVERS. KNOWN FOR ITS STRONG RESIDENTIAL BASE, QUALITY SCHOOLS, AND CONVENIENT ACCESS TO MAJOR HIGHWAYS, OAKVILLE OFFERS A BALANCED MIX OF SUBURBAN COMFORT AND METROPOLITAN CONNECTIVITY.

THE AREA BENEFITS FROM PROXIMITY TO INTERSTATE 55, PROVIDING DIRECT ACCESS TO DOWNTOWN ST. LOUIS AND NEARBY EMPLOYMENT CENTERS. OAKVILLE'S ECONOMY IS SUPPORTED BY A BLEND OF HEALTHCARE, EDUCATION, RETAIL, AND PROFESSIONAL SERVICES, WITH MANY RESIDENTS EMPLOYED THROUGHOUT THE GREATER ST. LOUIS REGION. NEARBY MAJOR EMPLOYERS INCLUDE MERCY HOSPITAL SOUTH, SSM HEALTH, AND THE MEHLVILLE SCHOOL DISTRICT.

OAKVILLE FEATURES A VARIETY OF NEIGHBORHOOD SHOPPING CENTERS, LOCAL RESTAURANTS, AND SERVICE-BASED BUSINESSES THAT CATER TO ITS STABLE AND AFFLUENT POPULATION. THE COMMUNITY ALSO OFFERS ABUNDANT GREEN SPACE AND RECREATION, WITH BEE TREE PARK, CLIFF CAVE COUNTY PARK, AND ACCESS TO THE MISSISSIPPI RIVER PROVIDING OUTDOOR AMENITIES AND SCENIC VIEWS.

WITH ITS DESIRABLE LOCATION, STRONG DEMOGRAPHICS, AND ACCESSIBILITY TO THE ENTIRE ST. LOUIS METRO AREA, OAKVILLE REPRESENTS A STABLE AND HIGH-QUALITY TRADE AREA IDEAL FOR RETAIL AND SERVICE-ORIENTED BUSINESSES.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	8,719	44,769	111,155
HOUSEHOLDS	3,721	18,440	47,126
EMPLOYEES	2,345	9,233	36,705
MED HH INCOME	\$93,308	\$103,212	\$88,781

AREA RETAIL | RESTAURANTS

Schnucks **Dierbergs**

**PET
SUPPLIES
PLUS**

DOLLAR TREE

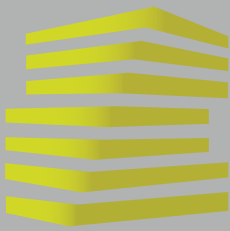
Panera
BREAD®



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SITE PLAN

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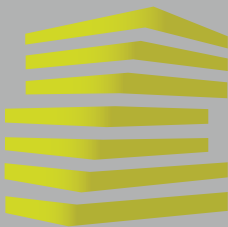
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- **2.00 ACRES AVAILABLE FOR SALE**
- **EXCELLENT VISIBILITY WITH OVER 40,970 VPD**
- **SURROUNDING RETAILERS INCLUDE DIERBERGS AND SCHNUCKS**
- **CALL BROKER FOR PRICING AND ADDITIONAL DETAILS**



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MARKET AERIAL

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