

TELEGRAPH CROSSINGS

3270 TELEGRAPH RD

ST. LOUIS, MO



SITE
1.86 AC



UPTOWN CHEAPSKATE

DOLLAR TREE

SHOE CARNIVAL

Walmart

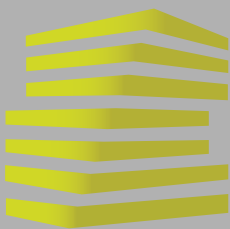
Telegraph Rd 21,878 (2023)



66,825 (2023)



LOCATION.
commercial real estate



TELEGRAPH CROSSINGS

NEIGHBORHOOD VIBE

JOE LODES

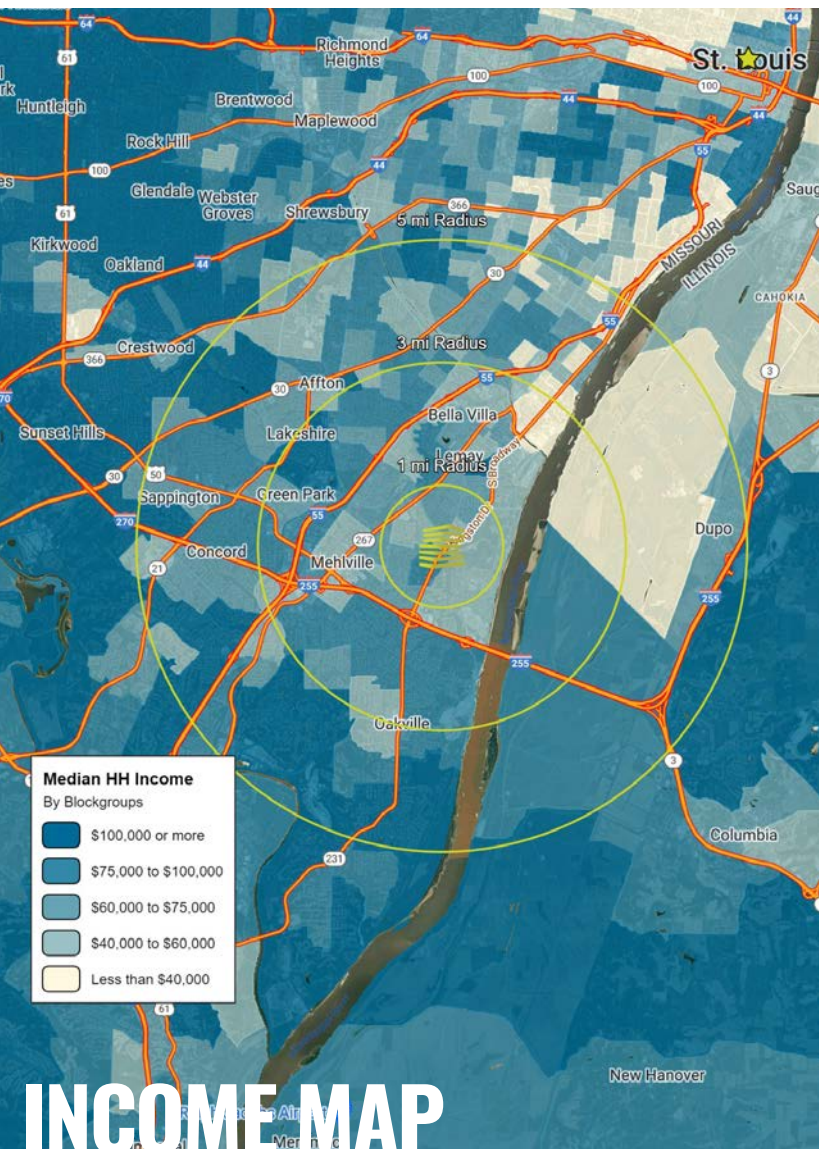
314.818.1564 (DIRECT)
314.852.8234 (MOBILE)
Joe@LocationCRE.com

SCOTT BITNEY

314.818.1550 (OFFICE)
314.276.4673 (MOBILE)
Scott@LocationCRE.com

ALEX APTER

314.818.1562 (DIRECT)
314.488.5900 (MOBILE)
Alex@LocationCRE.com



TRADE AREA OVERVIEW

Oakville is the largest community in South St. Louis County. While largely populated, much of South County is unincorporated. It is the most homogenous area in St. Louis County. Other major communities in South County include Fenton, Mehlville, Affton, Lemay, Sunset Hills and Concord. 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.

South County Center, located in nearby Mehlville, was opened in 1963. The mall is anchored by Macy's, JC Penney, and Dillard's, and is comprised of over one million square feet of retail space. Ronnie's 20 Cine is located in South County. 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.

The residents in the Oakville community are served by the Mehlville School District. The district has two high schools, Oakville High School (1,780 students) and Mehlville High School (1,440 students). The district also has four middle schools, ten elementary schools and an early childhood center. There are also three private Catholic schools that offer education for students Kindergarten through 8th grade.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	7,224	62,124	157,070
HOUSEHOLDS	3,147	27,459	66,140
EMPLOYEES	1,905	21,011	53,956
MED HH INCOME	\$82,320	\$75,134	\$79,177

AREA RETAIL | RESTAURANTS



petco



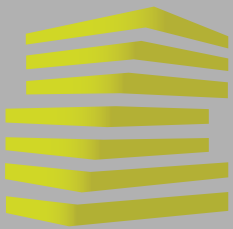
**UPTOWN
CHEAPSKATE**

**SHOE
CARNIVAL**

True Value
START RIGHT. START HERE.®

verizon

Walmart



TELEGRAPH CROSSINGS

SITE PLAN + DETAILS

JOE LODES

314.818.1564 (DIRECT)
314.852.8234 (MOBILE)
Joe@LocationCRE.com

SCOTT BITNEY

314.818.1550 (OFFICE)
314.276.4673 (MOBILE)
Scott@LocationCRE.com

ALEX APTER

314.818.1562 (DIRECT)
314.488.5900 (MOBILE)
Alex@LocationCRE.com



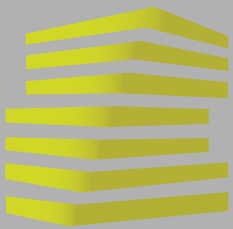
- WALMART ANCHORED SHOPPING CENTER
- LOCATED DIRECTLY OFF INTERSTATE 255 IN SOUTH ST. LOUIS COUNTY
- 1.86 ACRES OUTPARCEL AVAILABLE FOR GROUND LEASE
- CALL BROKER FOR PRICING

Suite	Tenant	SF
1.	Dollar Tree	8,000
3.	Shoe Carnival	10,000
4.	Walmart	224,759
5.	AT&T	2,800
6.	Uptown Cheapskate	4,550
7.	AVAILABLE	1.86 acres
8.	Steak 'n Shake	
9.	Circle K Midwest	



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



TELEGRAPH CROSSINGS

MARKET AERIAL

JOE LODES

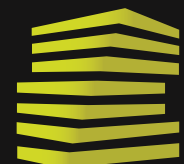
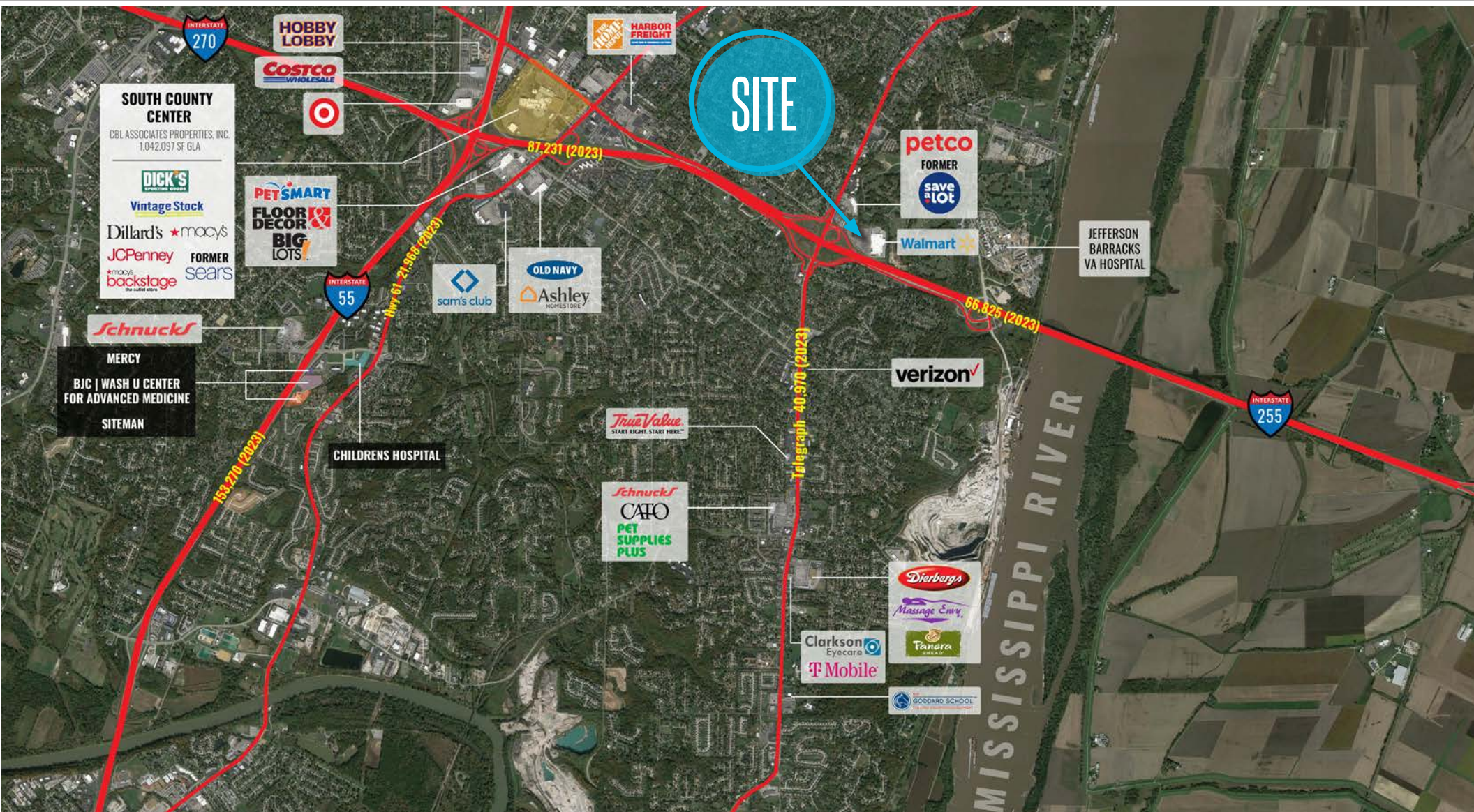
314.818.1564 (DIRECT)
314.852.8234 (MOBILE)
Joe@LocationCRE.com

SCOTT BITNEY

314.818.1550 (OFFICE)
314.276.4673 (MOBILE)
Scott@LocationCRE.com

ALEX APTER

314.818.1562 (DIRECT)
314.488.5900 (MOBILE)
Alex@LocationCRE.com



LOCATION.
commercial real estate



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.