

TORI PINES PLAZA

ST. LOUIS, MO

6065 TELEGRAPH ROAD



LOCATION.
commercial real estate





TORI PINES PLAZA

NEIGHBORHOOD VIBE

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INCOME MAP

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	9,167	46,968	114,162
HOUSEHOLDS	3,805	19,248	48,373
EMPLOYEES	2,038	9,272	36,119
MED HH INCOME	\$89,069	\$96,572	\$85,642

AREA RETAIL | RESTAURANTS

PAPA JOHN'S®

Clarkson Eyecare

T-Mobile

Dierbergs

ME Massage Envy

Schnucks

CATO

Panera BREAD

Walgreens



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SITE PLAN + DETAILS

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TENANT	SUITE	SQ FT
LAS FUENTES	6025	4,800
EDWARD JONES	6029	1,200
STAR NAILS	6031	1,200
PEACEFUL MASSAGE	6033	1,200
AVAILABLE	6035	1,200
NUBBY'S BBQ	6039	2,400
AVAILABLE	6045	2,400
JD'S BARBERSHOP	6049	1,200
CHINA KING	6051	1,200
TRIBBLE VAPORS	6055	2,400
PAPA JOHN'S	6057	1,500
AVAILABLE	6059	1,620
RICH'S FROZEN CUSTARD	6065	1,680

- THREE UNITS AVAILABLE FOR LEASE AT TORI PINES PLAZA IN SOUTH COUNTY.
- 1,200 - 2,400 SF AVAILABLE
- EXCEPTIONAL VISIBILITY ON TELEGRAPH ROAD, WITH A DAILY TRAFFIC COUNT OF 45,000 VEHICLES.
- NESTLED WITHIN A THRIVING COMMUNITY, BENEFITTING FROM A DENSE POPULATION, WITH AN AVERAGE HOUSEHOLD INCOME EXCEEDING \$100,000.
- PLEASE CONTACT BROKERS FOR LEASING RATES AND ADDITIONAL INFORMATION.

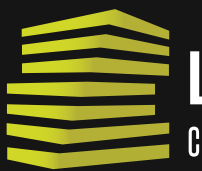
360 VIRTUAL TOURS
AVAILABLE SUITES



SUITE 6045



SUITE 6059

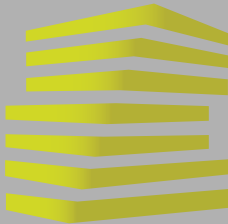


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PHOTOS

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MARKET AERIAL

ALEX APTER

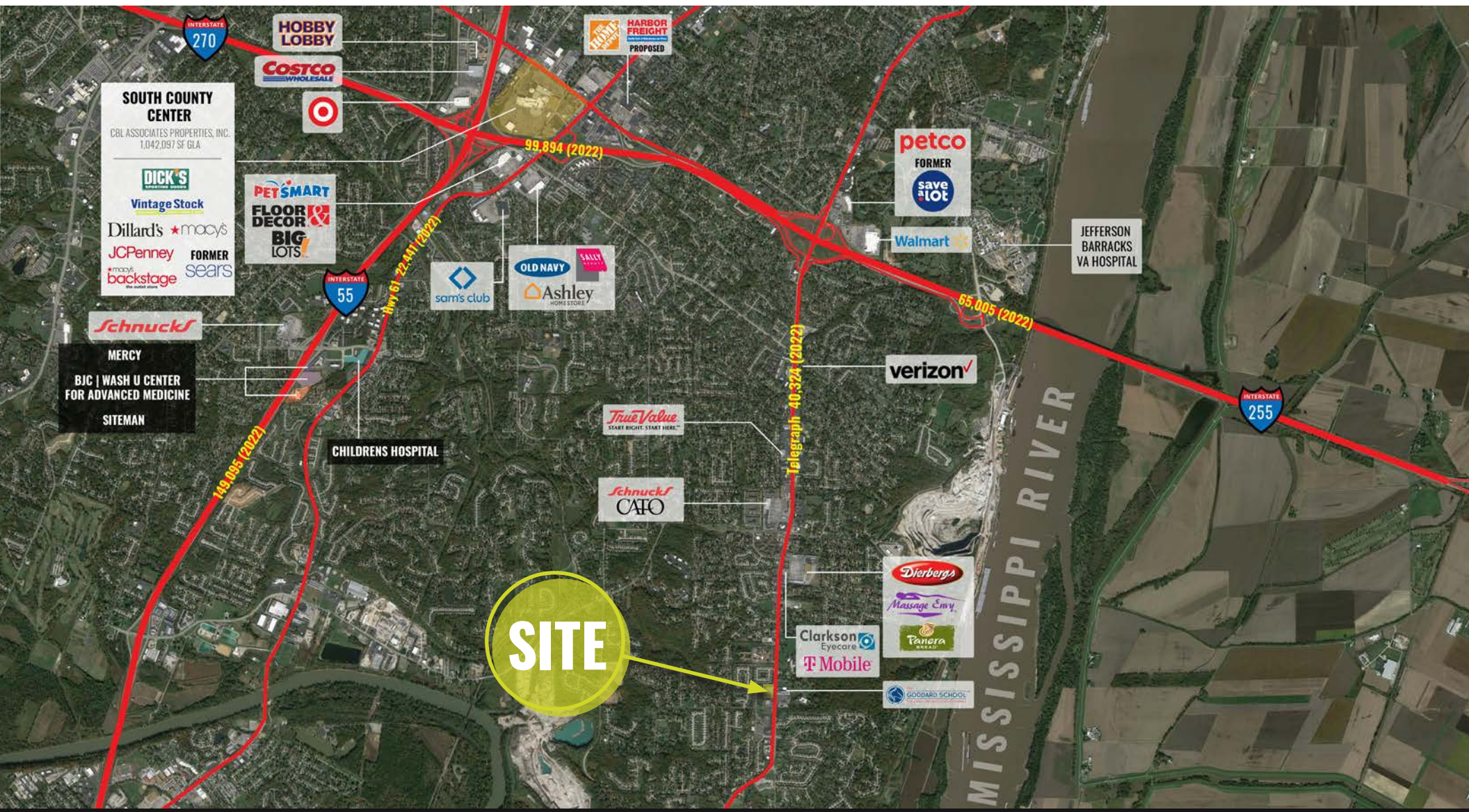
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