

# 2651 & 2675 TELEGRAPH RD

0.70 ACRES FOR SALE OR LEASE

ST. LOUIS, MO

Telegraph Rd 21,878 (2023)

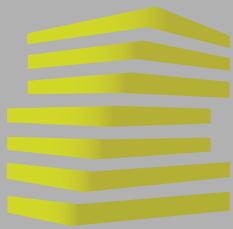
Jefferson Barracks Rd

SITE



LOCATION.  
commercial real estate





# 2651 + 2675 TELEGRAPH RD

## NEIGHBORHOOD VIBE

JOE LODES

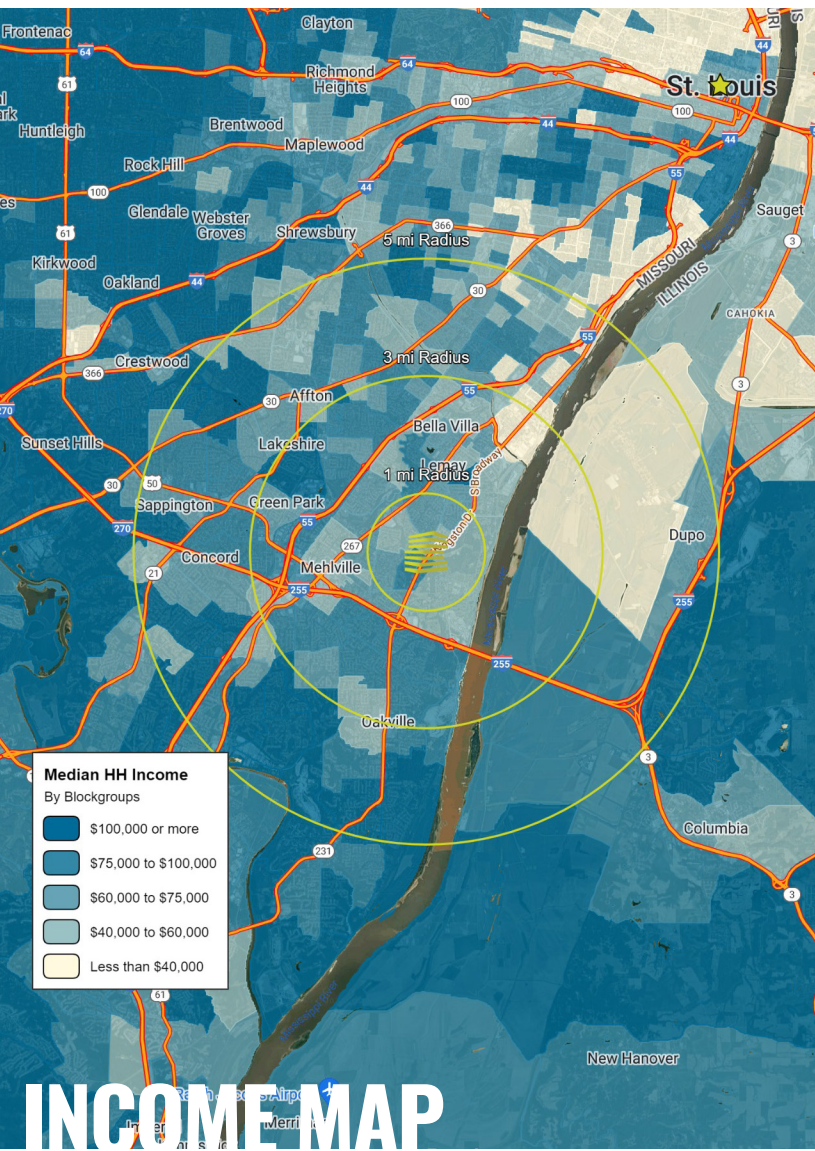
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# INCOME MAP

### 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
<b>POPULATION</b>	<b>10,354</b>	<b>69,089</b>	<b>190,028</b>
<b>HOUSEHOLDS</b>	<b>4,545</b>	<b>30,278</b>	<b>85,096</b>
<b>EMPLOYEES</b>	<b>3,033</b>	<b>25,031</b>	<b>56,804</b>
<b>MED HH INCOME</b>	<b>\$60,136</b>	<b>\$71,225</b>	<b>\$75,057</b>

### 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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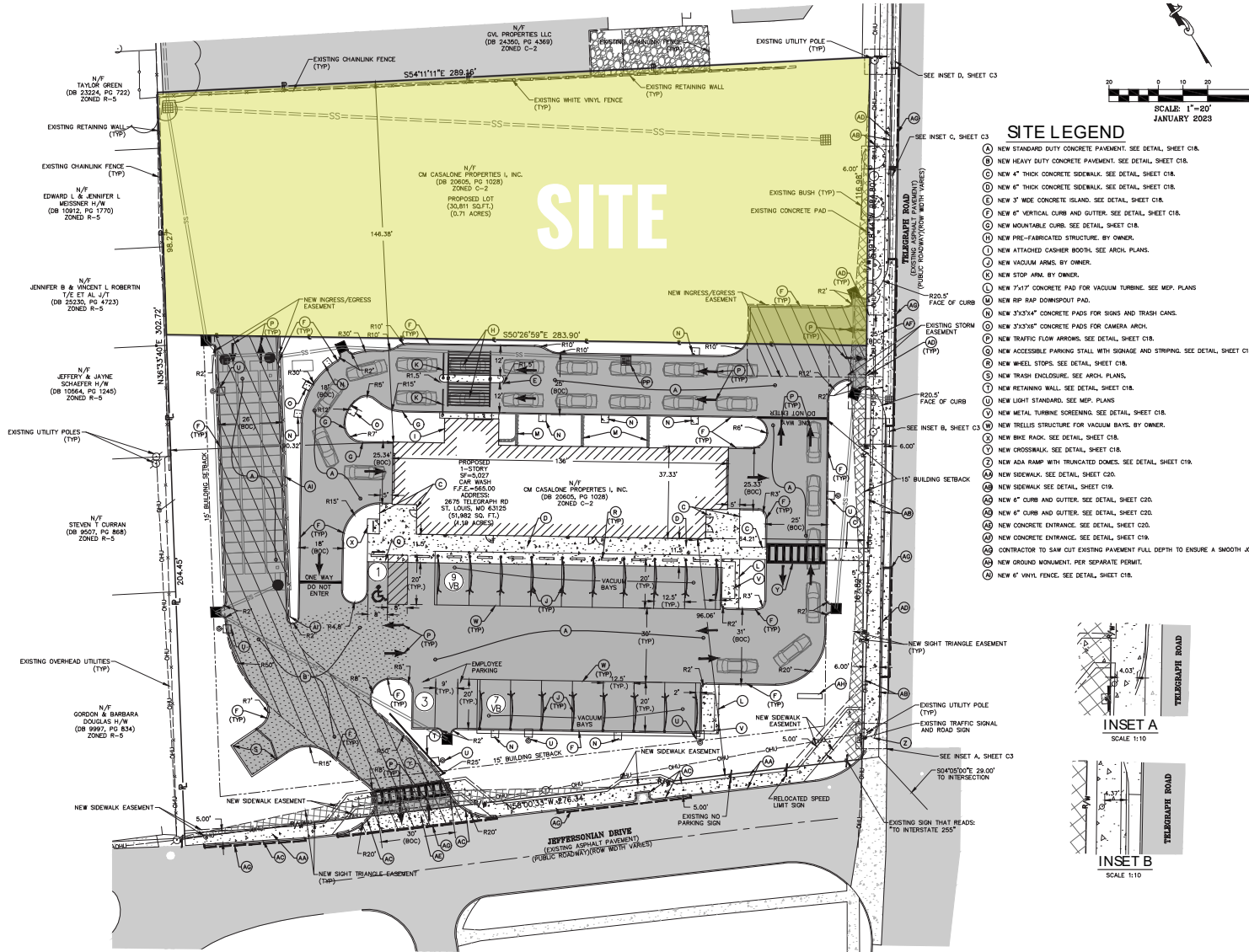
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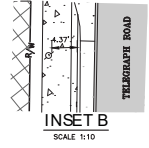
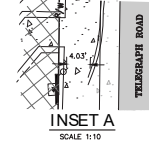
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### SITE LEGEND

- (A) NEW STANDARD DUTY CONCRETE PAVEMENT. SEE DETAIL SHEET C18.
- (B) NEW HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL SHEET C18.
- (C) NEW 4" THICK CONCRETE SIDEWALK. SEE DETAIL SHEET C18.
- (D) NEW 6" THICK CONCRETE SIDEWALK. SEE DETAIL SHEET C18.
- (E) NEW 3" WIDE CONCRETE ISLAND. SEE DETAIL SHEET C18.
- (F) NEW 6" VERTICAL CURB AND GUTTER. SEE DETAIL SHEET C18.
- (G) NEW MOUNTABLE CURB. SEE DETAIL SHEET C18.
- (H) NEW PRE-FABRICATED STRUCTURE. BY OWNER.
- (I) NEW ATTACHED CASHIER BOOTH. SEE ARCH. PLANS.
- (J) NEW VACUUM ARMS. BY OWNER.
- (K) NEW STOP ARM. BY OWNER.
- (L) NEW 7.5"X17" CONCRETE PAD FOR VACUUM TURBINE. SEE MEP. PLANS.
- (M) NEW RP RAP DOWNSPOUT PAD.
- (N) NEW 37X34" CONCRETE PADS FOR SIGNS AND TRASH CANS.
- (O) NEW 37X34" CONCRETE PADS FOR CAMERA ARCH.
- (P) NEW TRAFFIC FLOW ARROWS. SEE DETAIL SHEET C18.
- (Q) NEW ACCESSIBLE PARKING STALL WITH SIGNAGE AND STRIPING. SEE DETAIL SHEET C18.
- (R) NEW WHEEL STOPS. SEE DETAIL SHEET C18.
- (S) NEW TRASH ENCLOSURE. SEE ARCH. PLANS.
- (T) NEW RETAINING WALL. SEE DETAIL SHEET C18.
- (U) NEW LIGHT STANDARD. SEE MEP. PLANS.
- (V) NEW METAL TURBINE SCREENING. SEE DETAIL SHEET C18.
- (W) NEW TRUSS STRUCTURE FOR VACUUM BAYS. BY OWNER.
- (X) NEW BIKE RACK. SEE DETAIL SHEET C18.
- (Y) NEW CROSSWALK. SEE DETAIL SHEET C18.
- (Z) NEW ADA RAMP WITH TRUNCATED DOMES. SEE DETAIL SHEET C18.
- (AA) NEW SIDEWALK. SEE DETAIL SHEET C20.
- (AB) NEW SIDEWALK. SEE DETAIL SHEET C19.
- (AC) NEW 6" CURB AND GUTTER. SEE DETAIL SHEET C20.
- (AD) NEW 6" CURB AND GUTTER. SEE DETAIL SHEET C20.
- (AE) NEW CONCRETE ENTRANCE. SEE DETAIL SHEET C20.
- (AF) NEW CONCRETE ENTRANCE. SEE DETAIL SHEET C19.
- (AG) CONTRACTOR TO SAW CUT EXISTING PAVEMENT FULL DEPTH TO ENSURE A SMOOTH JOINT.
- (AH) NEW GROUND MONUMENT. PER SEPARATE PERMIT.
- (AI) NEW 6" VINYL FENCE. SEE DETAIL SHEET C18.

- 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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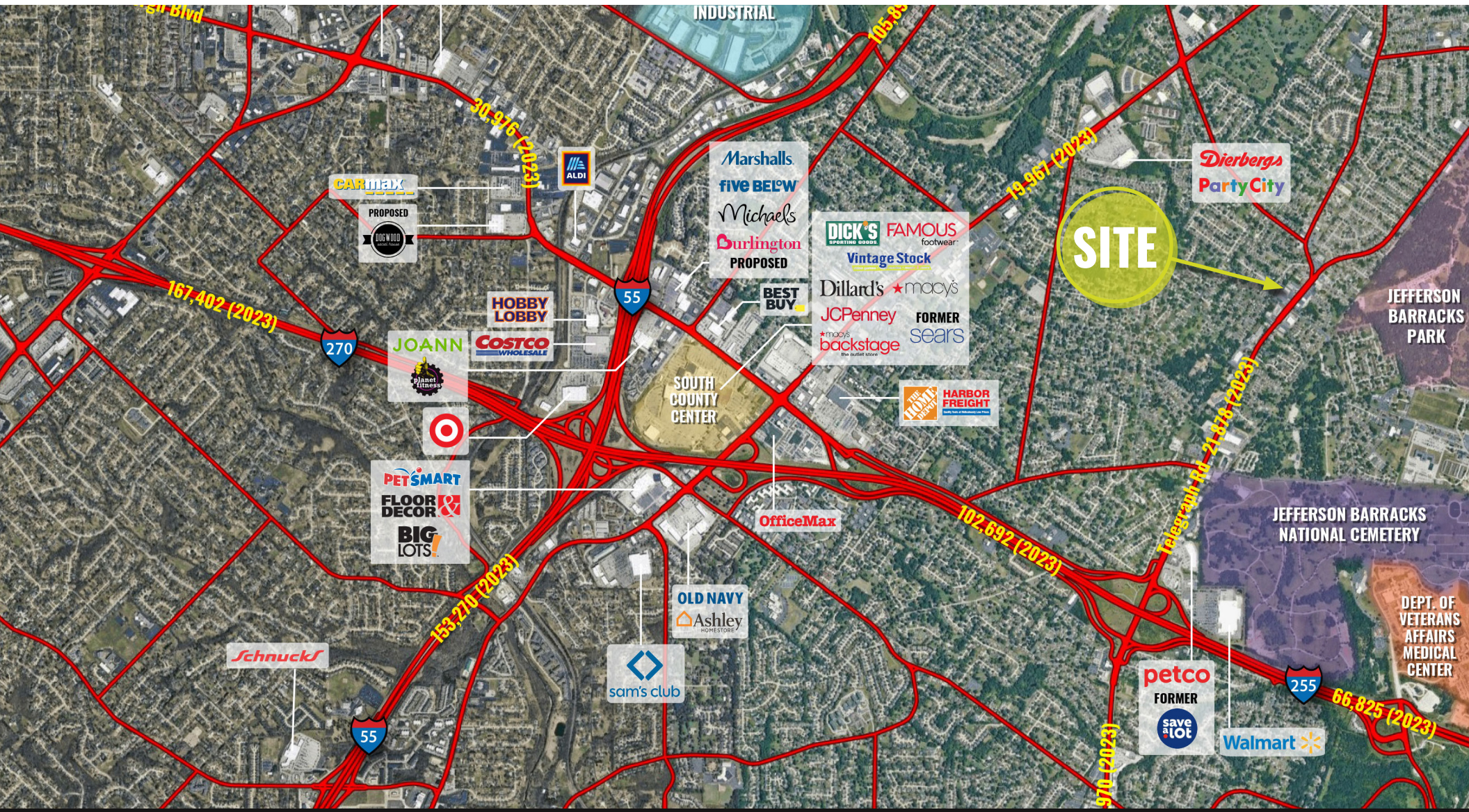
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