

TELEGRAPH CROSSINGS

3270 TELEGRAPH RD

ST. LOUIS, MO



SITE
1.86 AC



UPTOWN CHEAPSKATE

DOLLAR TREE

SHOE CARNIVAL

Walmart

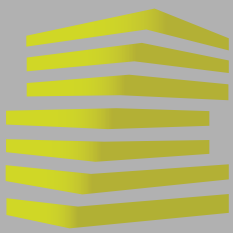
Telegraph Rd 21,878 (2023)



66,825 (2023)



LOCATION.
commercial real estate



TELEGRAPH CROSSINGS

NEIGHBORHOOD VIBE

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SCOTT BITNEY

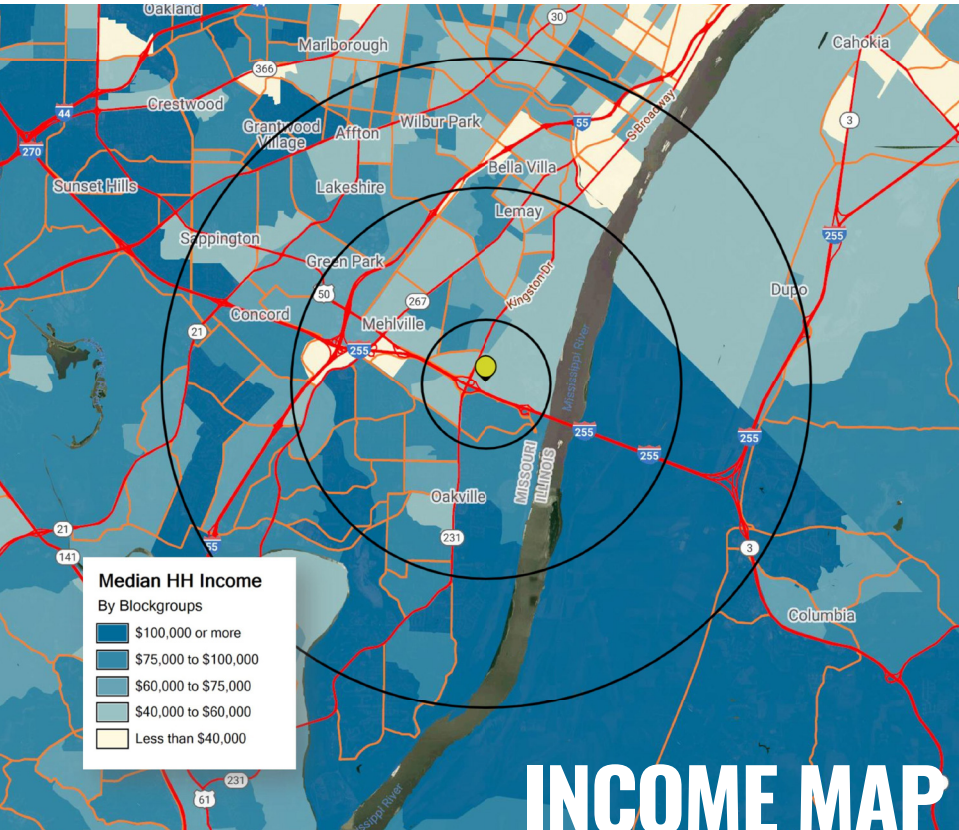
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Oakville is the largest community in South St. Louis County. While largely populated, much of South County is unincorporated. It is the most homogenous area in St. Louis County. Other major communities in South County include Fenton, Mehlville, Affton,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

ANNUAL DEMOGRAPHICS

POPULATION



1 MILE
7,615

3 MILES
63,593

5 MILES
161,516

HOUSEHOLDS



1 MILE
3,283

3 MILES
28,161

5 MILES
70,189

AVG HH INCOME



1 MILE
\$110,096

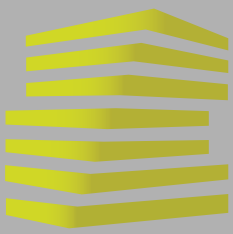
3 MILES
\$96,353

5 MILES
\$102,313



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SITE PLAN + DETAILS

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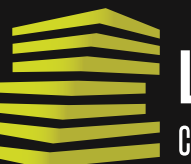
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Suite	Tenant	SF
1.	Dollar Tree	8,000
3.	Shoe Carnival	10,000
4.	Walmart	224,759
5.	AT&T	2,800
6.	Uptown Cheapskate	4,550
7.	AVAILABLE	1.86 acres
8.	Steak 'n Shake	
9.	Circle K Midwest	



- 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



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MARKET AERIAL

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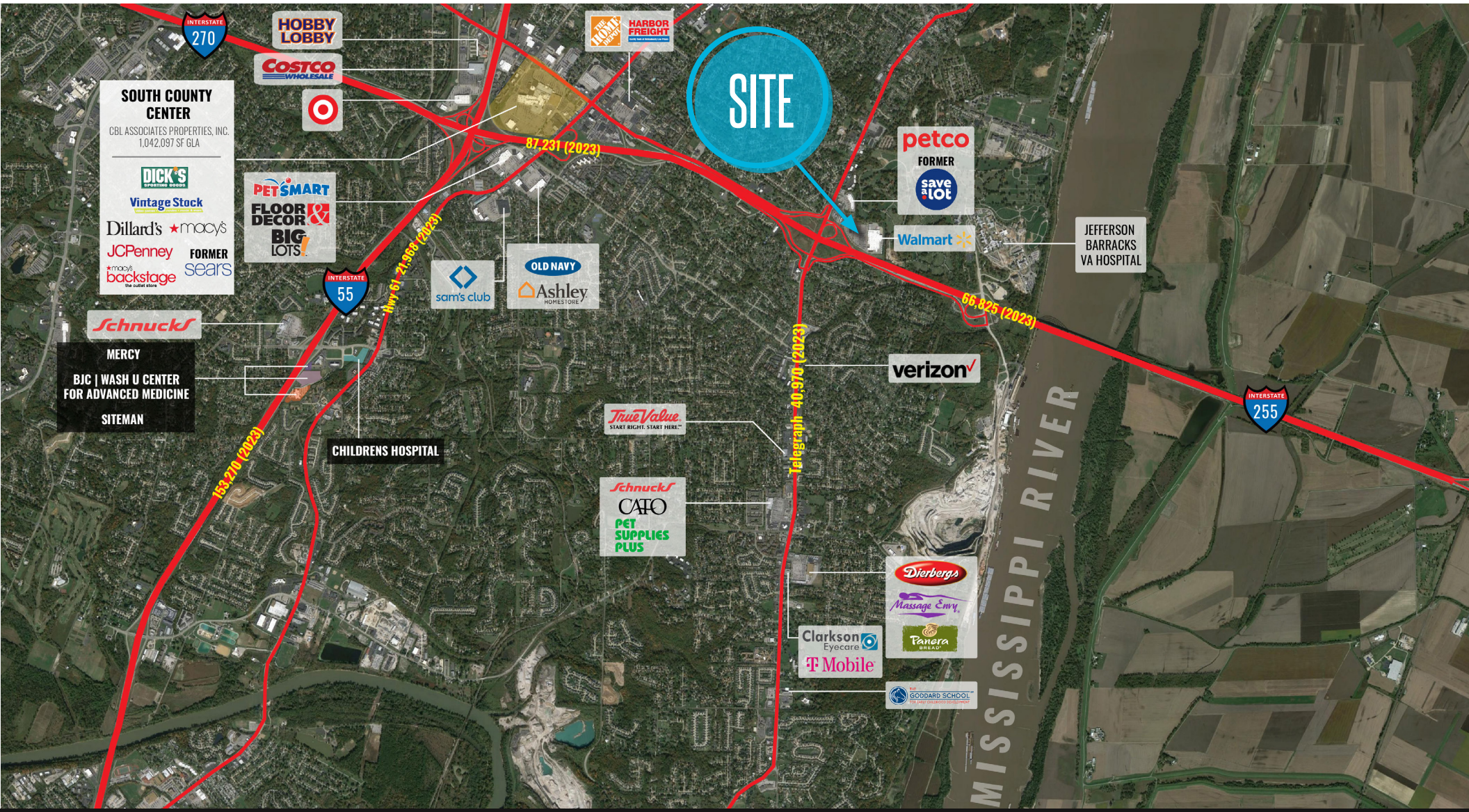
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