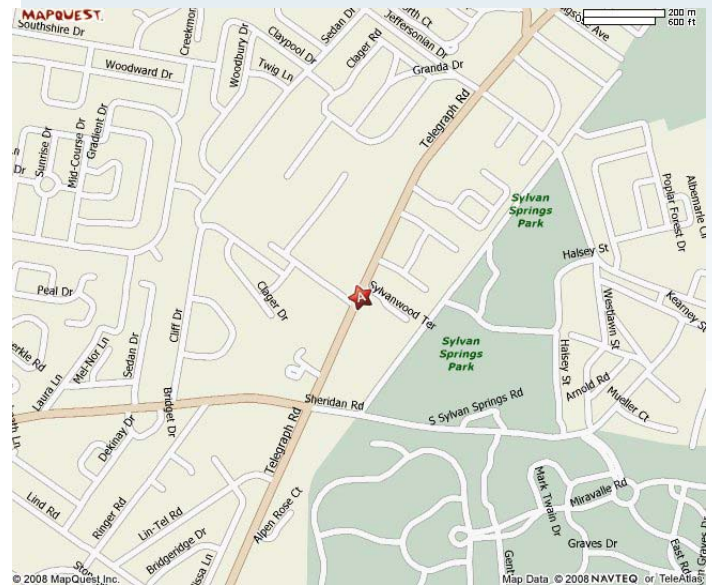


## BRAND NEW CENTER IN SOUTH COUNTY WITH GREAT ACCESS TO HWY 255 AND ILLINOIS



**Building Size:** 7,200 sf  
**Lot Size:** .96 Acre  
**Space Available:** 7,200 sf  
**# of Stories:** One (1)  
**Year Built:** 2008  
**Frontage:** 228'  
**Municipality:** St. Louis  
**Parking:** 5/1000  
**Utilities:** to site  
**Current Tenants:** Captain Z's  
**Lease Rate:** \$14/sf NNN (NNN = \$4/sf)



**DIRECTIONS:** Hwy 255 south to left (northeast) on Telegraph. Center is on the right.

**Mike Hurley**  
mhurley@ccim.net  
314-484-1469

2010 Bluestone Drive,  
St. Charles, Missouri 63303  
636-669-9111 / office  
636-669-9117 / fax






**MCKELVEY PROPERTIES**  
building relationships . creating wealth  
www.mckelveyproperties.com

# DEMOGRAPHICS

2860-2872 Telegraph Road  
St. Louis, MO 63125



Telegraph	2872 Telegraph Rd	2872 Telegraph Rd	2872 Telegraph Rd	
Latitude: 38.504625	Saint Louis, MO 63125	Saint Louis, MO 63125	Saint Louis, MO 63125	
Longitude: -90.296525	Radius: 1.0 mile	Radius: 3.0 mile	Radius: 5.0 mile	
	2000 Total Population	9,513	70,924	178,879
	2000 Group Quarters	147	1,000	1,512
	2008 Total Population	9,400	70,264	179,690
	2013 Total Population	9,329	69,722	179,399
	2008 - 2013 Annual Rate	-0.15%	-0.15%	-0.03%
	2000 Households	4,034	29,725	75,935
	2000 Average Household Size	2.32	2.35	2.34
	2008 Households	4,075	30,069	77,379
	2008 Average Household Size	2.27	2.3	2.3
	2013 Households	4,075	30,059	77,742
	2013 Average Household Size	2.25	2.29	2.29
	2008 - 2013 Annual Rate	0%	-0.01%	0.09%
	2000 Families	2,606	19,288	48,515
	2000 Average Family Size	2.9	2.95	2.95
	2008 Families	2,501	18,628	47,325
	2008 Average Family Size	2.93	2.98	2.99
	2013 Families	2,428	18,099	46,223
	2013 Average Family Size	2.96	3	3.02
	2008 - 2013 Annual Rate	-0.59%	-0.57%	-0.47%
	<b>2000 Housing Units</b>	4,158	30,751	79,346
	Owner Occupied Housing Units	70.6%	73.4%	71.5%
	Renter Occupied Housing Units	24.9%	23.1%	24.2%
	Vacant Housing Units	4.5%	3.5%	4.3%
	<b>2008 Housing Units</b>	4,243	31,512	82,007
	Owner Occupied Housing Units	69.8%	71.5%	69.8%
	Renter Occupied Housing Units	26.2%	23.9%	24.5%
	Vacant Housing Units	4.0%	4.6%	5.6%
	<b>2013 Housing Units</b>	4,272	31,763	82,828
	Owner Occupied Housing Units	68.4%	69.9%	68.6%
	Renter Occupied Housing Units	27.0%	24.8%	25.3%
	Vacant Housing Units	4.6%	5.4%	6.1%
	<b>Median Household Income</b>			
	2000	\$41,043	\$43,888	\$44,455
	2008	\$53,506	\$57,697	\$58,619
	2013	\$63,359	\$67,004	\$67,229
	<b>Median Home Value</b>			
	2000	\$95,975	\$100,197	\$102,686
	2008	\$128,435	\$135,728	\$140,997
	2013	\$140,283	\$147,440	\$153,122
	<b>Per Capita Income</b>			
	2000	\$19,936	\$22,501	\$23,322
	2008	\$26,630	\$29,487	\$30,520
	2013	\$30,597	\$34,425	\$35,570
	<b>Median Age</b>			
	2000	39.0	40.0	39.7
	2008	40.3	42.2	42.0
	2013	41.3	43.1	43.1

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2008 and 2013.