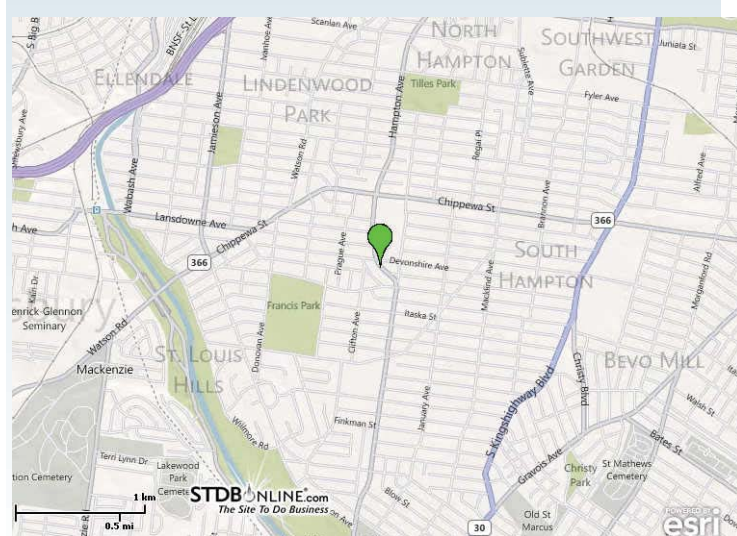


OFFICE FOR SALE OR LEASE

4651 HAMPTON AVENUE
ST. LOUIS, MO 63109



Building Size: 5000 sf
Lot Size: 6300+/- sf
Available space: 5000 sf
Upper Level 2500 sf
Lower Level 2500 sf
Zoning: Office Commercial
Municipality: City of St. Louis
Traffic Count: 12,002 along
Hampton Avenue
Parking: 6/1000
Taxes: \$4673.05 (2010)
Lease Rate: \$3000/mth plus NNN
Sale Price: \$289,000.00
Comments: Well located office building
Great investment opportunity



DIRECTIONS: .3 miles south of Chippewa St on Hampton Avenue



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Michael Pardon
217-691-0205 Cell
mpardon@mckelveyproperteis.com

2154 Bluestone Drive,
St. Charles, Missouri 63303
636-669-9111 / office
636-669-9117 / fax

4651 Hampton Avenue
St. Louis, MO 63109

MP



Demographics




4651 Hampton Avenue
St. Louis, MO 63109



4651 Hampton Ave, St Louis, ...

Latitude: 38.588132
Longitude: -90.293826

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	28,664	177,650	384,592
2000 Group Quarters	177	2,235	13,673
2010 Total Population	26,683	176,292	382,170
2015 Total Population	26,640	175,499	380,878
2010 - 2015 Annual Rate	-0.03%	-0.09%	-0.07%
 2000 Households	12,686	80,949	169,722
2000 Average Household Size	2.09	2.17	2.19
2010 Households	12,517	79,677	168,686
2010 Average Household Size	2.12	2.18	2.18
2015 Households	12,458	79,236	168,295
2015 Average Household Size	2.12	2.19	2.18
2010 - 2015 Annual Rate	-0.09%	-0.11%	-0.05%
2000 Families	6,637	42,496	86,559
2000 Average Family Size	2.91	2.98	3.01
2010 Families	6,297	40,064	83,905
2010 Average Family Size	3.01	3.07	3.08
2015 Families	6,144	39,022	81,869
2015 Average Family Size	3.05	3.1	3.11
2010 - 2015 Annual Rate	-0.49%	-0.53%	-0.49%
 2000 Housing Units	13,228	87,847	188,660
Owner Occupied Housing Units	64.6%	55.1%	51.0%
Renter Occupied Housing Units	31.3%	37.0%	39.0%
Vacant Housing Units	4.1%	7.9%	10.0%
2010 Housing Units	13,340	89,324	194,618
Owner Occupied Housing Units	63.0%	52.9%	48.3%
Renter Occupied Housing Units	30.8%	36.3%	38.3%
Vacant Housing Units	6.2%	10.8%	13.3%
2015 Housing Units	13,343	89,714	196,493
Owner Occupied Housing Units	62.5%	52.3%	47.6%
Renter Occupied Housing Units	30.8%	36.1%	38.0%
Vacant Housing Units	6.6%	11.7%	14.4%
Median Household Income			
2000	\$42,421	\$35,190	\$35,516
2010	\$52,694	\$46,131	\$46,359
2015	\$56,921	\$52,711	\$53,604
Median Home Value			
2000	\$94,503	\$79,352	\$89,520
2010	\$141,451	\$112,216	\$121,848
2015	\$168,914	\$134,205	\$142,987
Per Capita Income			
2000	\$24,591	\$20,171	\$22,073
2010	\$28,746	\$24,934	\$27,215
2015	\$30,731	\$27,316	\$30,301
Median Age			
2000	37.6	36.0	35.3
2010	40.2	38.3	37.2
2015	41.2	38.8	37.5

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, Eeri forecasts for 2010 and 2015.