

INVESTMENT OPPORTUNITY



Building Size - 18,000 sf

Lot Size - 2.81 acre

Traffic Count - 40,630 ADT (2010)

Frontage - 336'

Municipality - Unincorporated
St. Louis County

Sale Price - \$2,950,000.00

NOI - \$202,859.02

Current Tenants - World Martial Arts,
St. Bernadette Credit Union, Imo's
Pizza, Curves, China Wok, Magic Nail,
The Gold Valley and St. Louis Hair

Comments - Signalized intersection
1/2 mile south of I-55

DIRECTIONS: I-270/255 to west on Telegraph to property
on right.

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DEMOGRAPHICS

Missouri Plaza- Telegraph Rd
St. Louis, MO 63129






4311 Telegraph Rd, St Louis,...

Latitude: 38.486427

Longitude: -90.304932

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	12,941	64,300	155,166
2000 Group Quarters	87	665	1,603
2010 Total Population	12,456	64,147	154,343
2015 Total Population	12,284	63,706	153,227
2010 - 2015 Annual Rate	-0.28%	-0.14%	-0.15%
 2000 Households	4,982	26,141	63,290
2000 Average Household Size	2.58	2.43	2.43
2010 Households	4,937	26,644	64,318
2010 Average Household Size	2.51	2.38	2.37
2015 Households	4,897	26,602	64,191
2015 Average Household Size	2.49	2.37	2.36
2010 - 2015 Annual Rate	-0.16%	-0.03%	-0.04%
2000 Families	3,857	17,684	42,745
2000 Average Family Size	3.04	3	2.99
2010 Families	3,514	17,437	42,019
2010 Average Family Size	3	2.99	2.99
2015 Families	3,438	17,145	41,296
2015 Average Family Size	3.01	3	2.99
2010 - 2015 Annual Rate	-0.44%	-0.34%	-0.35%
 2000 Housing Units	5,087	27,022	65,574
Owner Occupied Housing Units	80.2%	71.7%	75.3%
Renter Occupied Housing Units	17.5%	25.0%	21.1%
Vacant Housing Units	2.3%	3.3%	3.5%
2010 Housing Units	5,149	28,168	68,144
Owner Occupied Housing Units	77.9%	69.7%	73.0%
Renter Occupied Housing Units	18.0%	24.9%	21.4%
Vacant Housing Units	4.1%	5.4%	5.6%
2015 Housing Units	5,159	28,433	68,786
Owner Occupied Housing Units	77.1%	69.1%	72.3%
Renter Occupied Housing Units	17.8%	24.5%	21.1%
Vacant Housing Units	5.1%	6.4%	6.7%
Median Household Income			
2000	\$55,223	\$49,539	\$48,347
2010	\$68,321	\$64,952	\$62,917
2015	\$75,697	\$72,968	\$70,214
Median Home Value			
2000	\$119,826	\$121,330	\$113,701
2010	\$147,353	\$150,448	\$143,303
2015	\$164,297	\$168,098	\$161,006
Per Capita Income			
2000	\$24,370	\$24,047	\$24,186
2010	\$30,333	\$30,818	\$30,466
2015	\$33,506	\$34,363	\$34,034
Median Age			
2000	40.3	38.9	39.9
2010	43.3	41.6	42.8
2015	43.2	41.6	42.9

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 2010 and 2015.

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