

For Lease

# TELEGRAPH CROSSING SOUTH

4300 Telegraph Road, St. Louis, MO 63129

677 SF; 1,475 SF; 2,262 SF

AVAILABLE



### DEMOGRAPHICS—2019

	1Mi	3 Mi	5 Mi
Population	10,482	62,337	152,641
Med. HH Income	\$70,647	\$67,399	\$69,813
# of Households	4,605	27,914	67,441

### TRAFFIC VOLUME

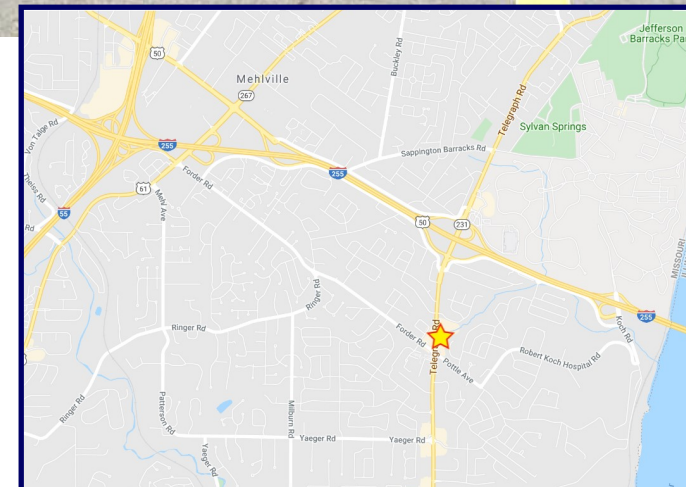
Telegraph Rd.	47,559 vpd
Forder Rd.	5,688 vpd
Pottle Rd.	6,757 vpd
Yaeger Rd.	6,382 vpd

### CALL FOR DETAILS

Thomas Egan

314-725-1997

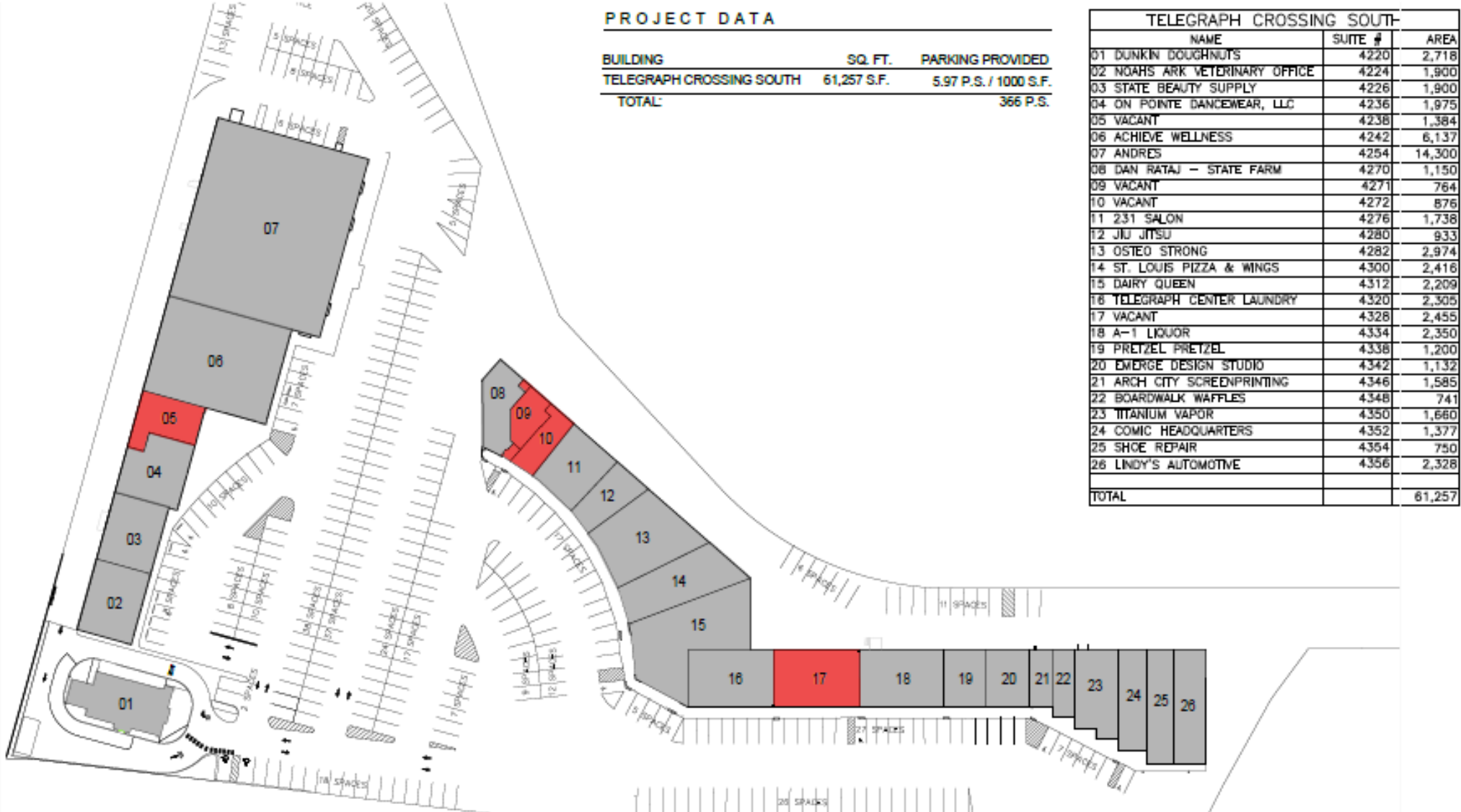
[tegan@boudoures.com](mailto:tegan@boudoures.com)



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### PROJECT DATA

BUILDING	SQ. FT.	PARKING PROVIDED
TELEGRAPH CROSSING SOUTH	61,257 S.F.	5.97 P.S. / 1000 S.F.
<b>TOTAL:</b>		<b>366 P.S.</b>

### TELEGRAPH CROSSING SOUTH

NAME	SUITE #	AREA
01 DUNKIN DOUGHNUTS	4220	2,718
02 NOAHS ARK VETERINARY OFFICE	4224	1,900
03 STATE BEAUTY SUPPLY	4226	1,900
04 ON POINTE DANCEWEAR, LLC	4236	1,975
05 VACANT	4238	1,384
06 ACHIEVE WELLNESS	4242	6,137
07 ANDRES	4254	14,300
08 DAN RATAJ - STATE FARM	4270	1,150
09 VACANT	4271	764
10 VACANT	4272	876
11 231 SALON	4276	1,738
12 JIU JITSU	4280	933
13 OSTEOPATHY STRONG	4282	2,974
14 ST. LOUIS PIZZA & WINGS	4300	2,416
15 DAIRY QUEEN	4312	2,209
18 TELEGRAPH CENTER LAUNDRY	4320	2,305
17 VACANT	4328	2,455
18 A-1 LIQUOR	4334	2,350
19 PRETZEL PRETZEL	4338	1,200
20 EMERGE DESIGN STUDIO	4342	1,132
21 ARCH CITY SCREENPRINTING	4346	1,585
22 BOARDWALK WAFFLES	4348	741
23 TITANIUM VAPOR	4350	1,660
24 COMIC HEADQUARTERS	4352	1,377
25 SHOE REPAIR	4354	750
26 LINDY'S AUTOMOTIVE	4356	2,328
<b>TOTAL</b>		<b>61,257</b>

LEASE PLAN

SCALE 1/4" = 1'-0"

## TELEGRAPH CROSSING SOUTH

TELEGRAPH ROAD



**ARCHITECTS**

9812 Manchester Road  
St. Louis, Missouri 63119

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ST. LOUIS,  
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01-07-20