4455 Telegraph Road
ST. LOUIS, MO 63129

SOUTH COUNTY OFFICE-AVAILABLE FOR LEASE

Located on Highly Trafficked Corridor | 44,726 VPD | Pylon Signage Available

PROPERTY HIGHLIGHTS

- 2-Level Retail/Office Building, 17,898 SF GLA
  ±350 Feet of Frontage on Telegraph Rd
- 44.726 VPD
- Ample parking for tenants and customers
- Pylon Signage Available

DEMOGRAPHICS:

	1-MILE	3-MILE	5-MILE
Population	12,747	61,230	150,356
Households	5,424	25,994	63,294
Average HH income	$93,510	$88,134	$88,804
Number of Business	345	1,620	3,955
Number of Employees	3,421	18,601	54,983

CARDINAL REALTY GROUP
REAL ESTATE & ACQUISITIONS
WITHOUT LIMITATIONS

For more information, please contact:

HAL HANSTEIN
Mobile: (314) 607-2928
Office: (636) 225-0385
E-mail: Hal@cardinalrealtygroup.com
Website: www.cardinalrealtygroup.com

COMMERCIAL Real Estate REALTOR® CCIM

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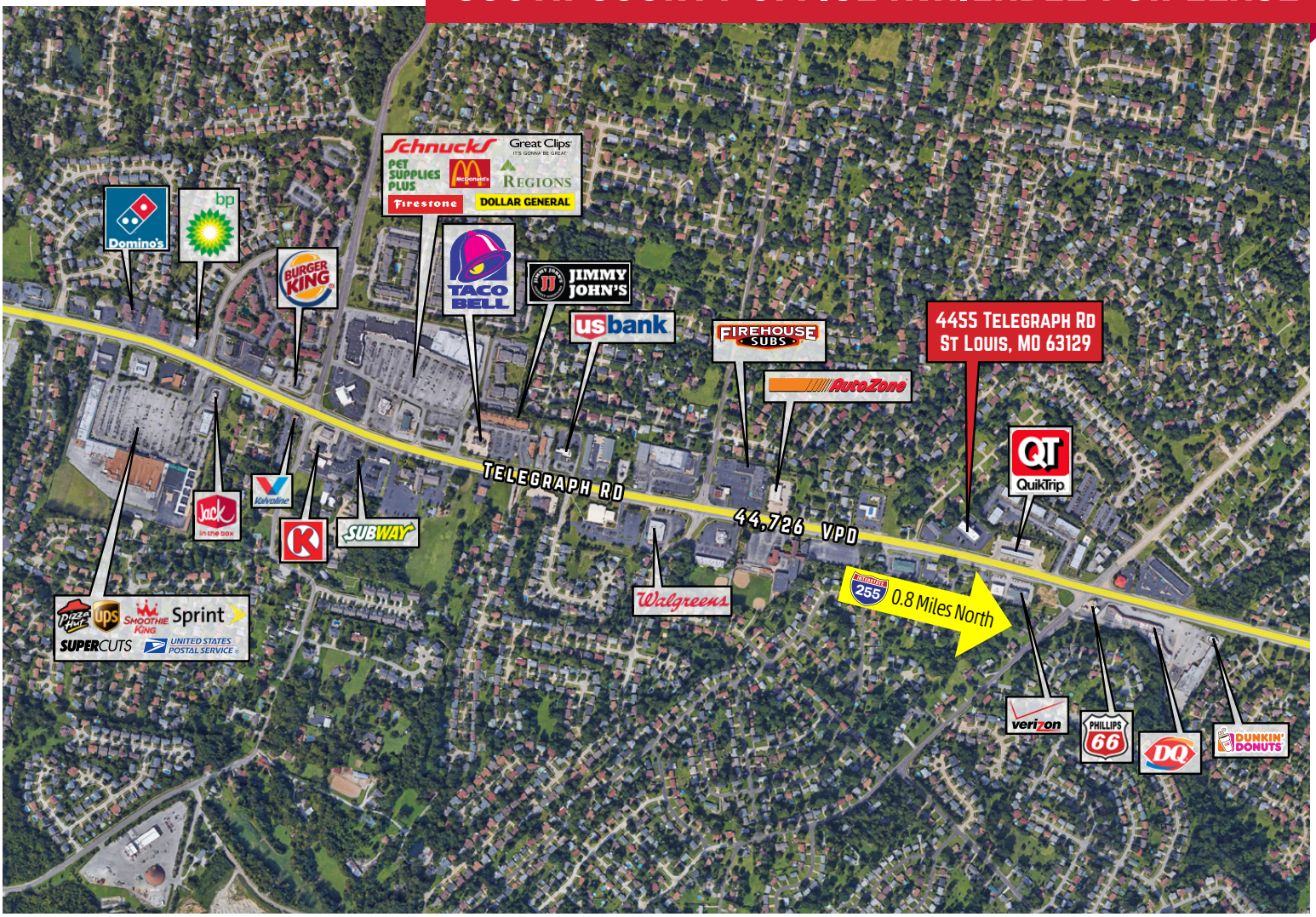

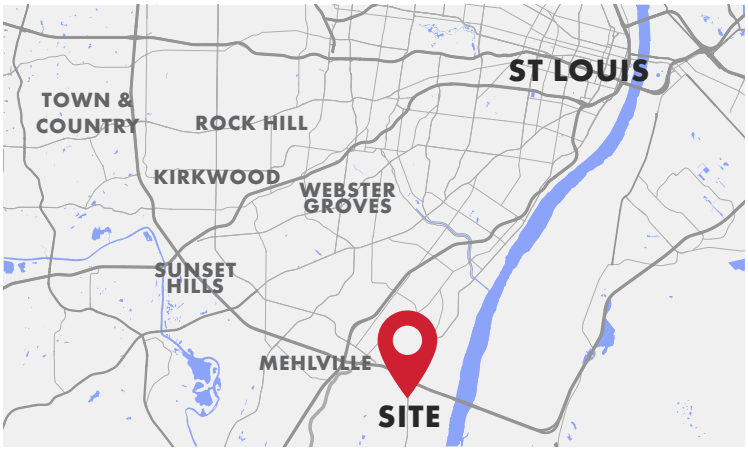

LOCATION OVERVIEW

The Edelweiss Building is located on Telegraph Road at the entrance to one of the most traveled roadways in South St. Louis County, with over 44,726 vehicles per day. This area of South St. Louis County is known as "Oakville" with a population of 36,827, a 1.89% increase since 2010, and 86% of all homes are owner-occupied with a median home value of $227,000 making this a prized location for a large variety of service business. This easy to find the property located just South of QuikTrip between Forder and Yeager Roads.

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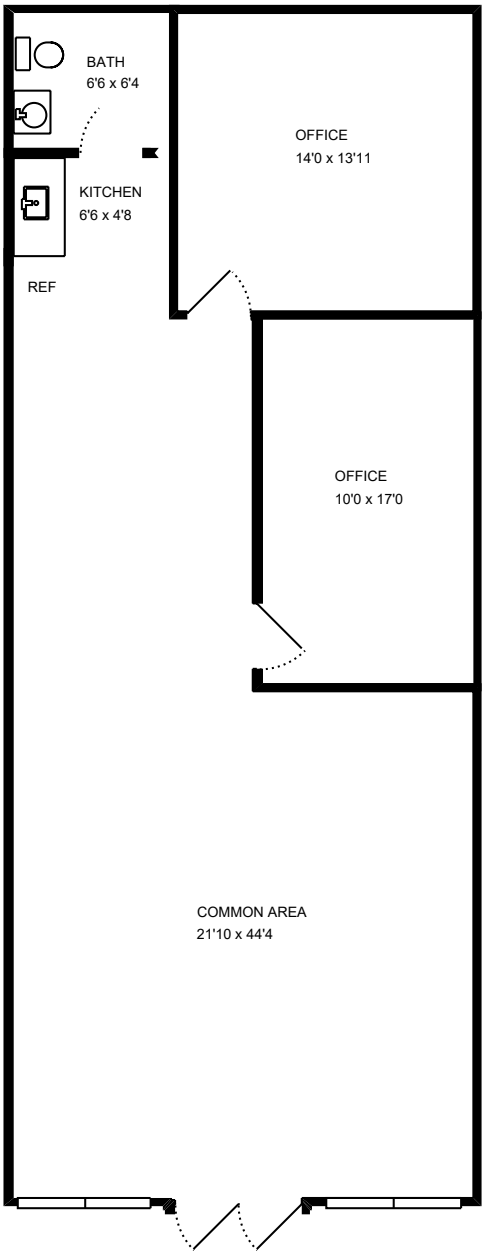
FLOOR PLAN - SUITE 130



SUITE 130

- 1250 SF Office
- 2-Private Offices
- ADA Restroom
- Great Natural Light
- Park Outside your Office
- 22 Feet of Glass Frontage

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PHOTOS

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