

5446 Telegraph Rd
ST. LOUIS, MO 63129

0.73 ACRE TELEGRAPH RD LOT FOR SALE



Asking Price: \$724,595 or \$22.65 psf

LOCATED ACROSS FROM COPPERGATE SQUARE SHOPPING CENTER



- Telegraph Road Commercial Lot
- Corner Lot Location-Telegraph Rd and Whitshire Dr
- 31,985 SF/0.73 acres
- High Traffic Counts-44,726 Vehicles per Day
- Relatively Level Lot-14' grade variance
- Previous County Ordinance Approved for a 5400 SF building and C-8 Zoning *
- Cross-access easement with American Cleaners

DEMOGRAPHICS:

	1-Mile	3-Mile	5-Mile
Population	11,500	56,782	137,065
Households	4,901	23,796	57,420
Average HH Income	\$91,391	\$93,732	\$89,287
Number of Business	301	1,308	3,839
Number of Employees	2,659	15,283	53,771

* In December 2006, St. Louis County Council approved an ordinance for a single story 5400 square foot rectangle building to be constructed on the property (Ordinance No. 23,134, 2007).



CARDINAL REALTY GROUP
REAL ESTATE & ACQUISITIONS
WITHOUT LIMITATIONS

For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

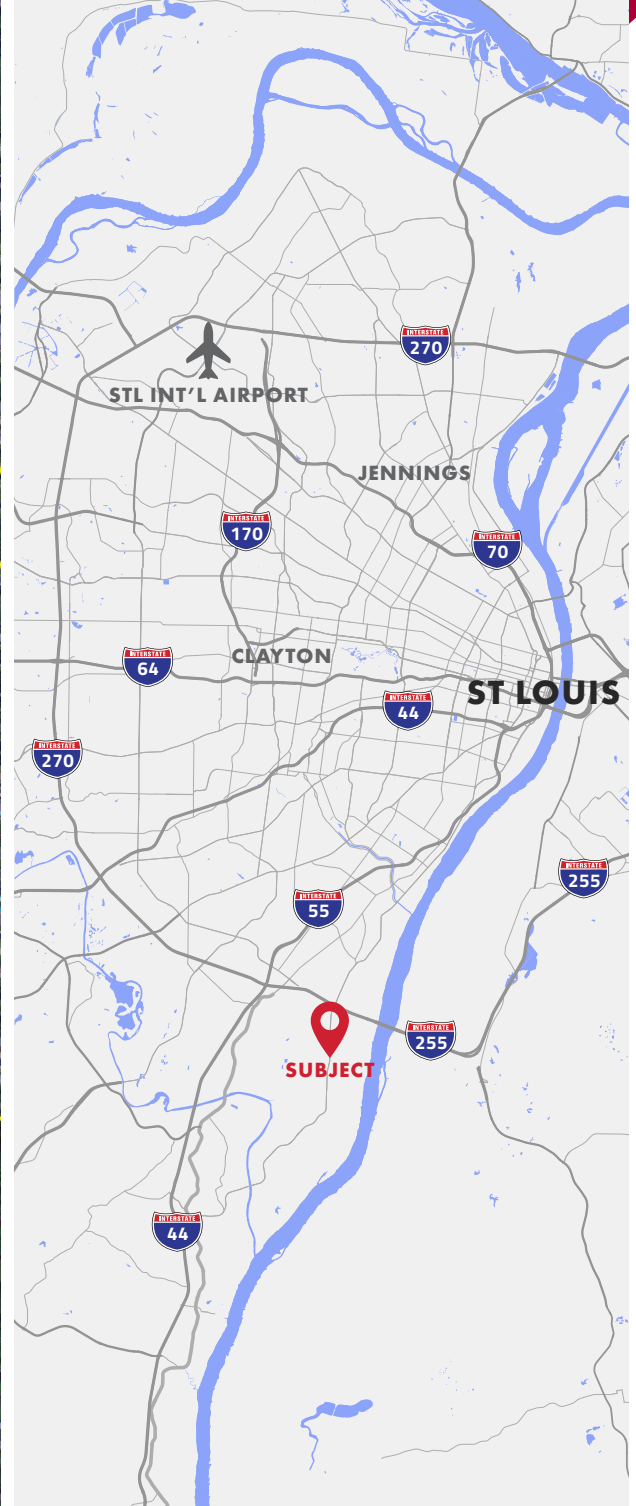
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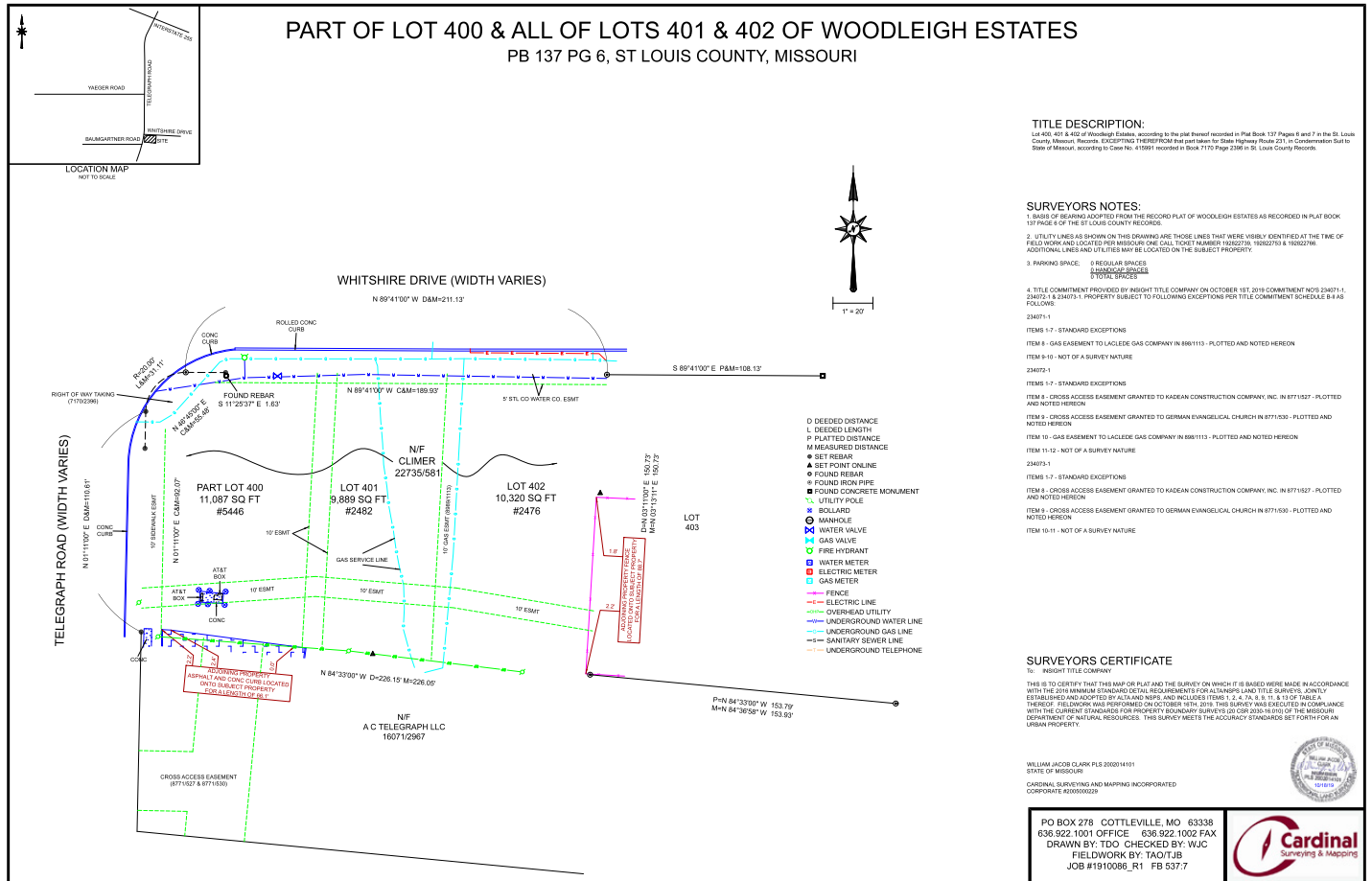


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SURVEY

PART OF LOT 400 & ALL OF LOTS 401 & 402 OF WOODLEIGH ESTATES
PB 137 PG 6, ST LOUIS COUNTY, MISSOURI



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