

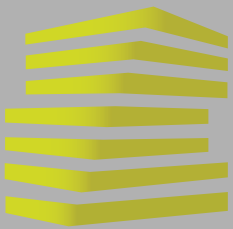
LOCATION.
commercial real estate

**1,200 SF
SALON**

**5400-5408
HAMPTON AVE**

ST. LOUIS, MO





5400-5408 HAMPTON AVE

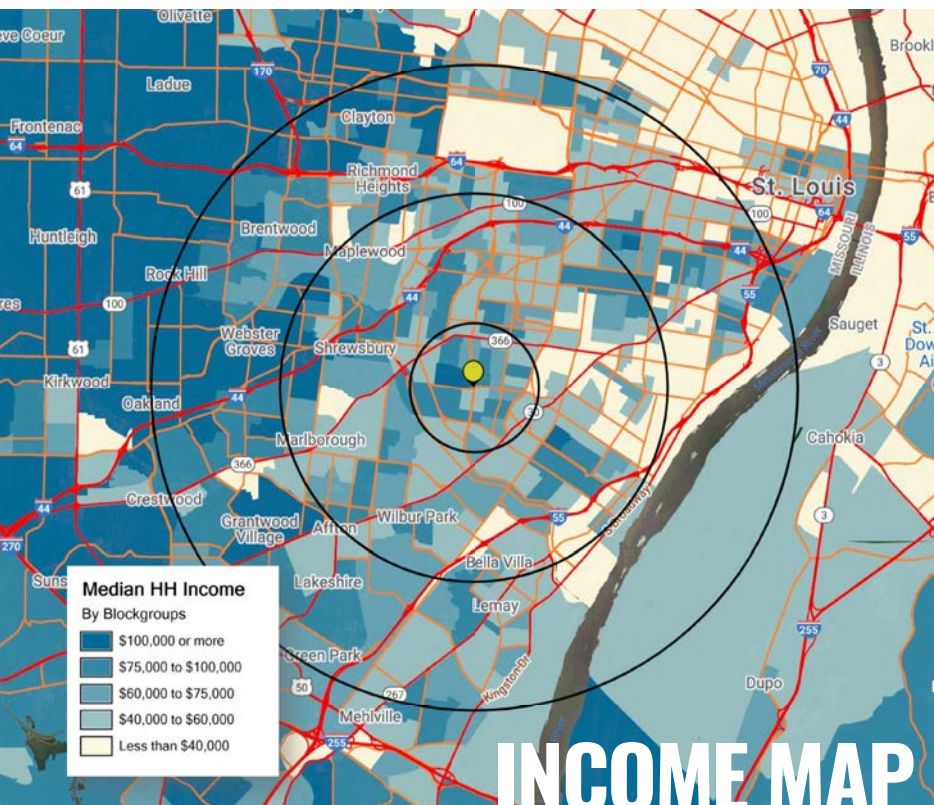
NEIGHBORHOOD VIBE

BEN WEIS

314.818.1563 (OFFICE)

314.629.6532 (MOBILE)

Ben@LocationCRE.com



St. Louis Hills is situated in the southwest area of the City of St. Louis, Missouri. The neighborhood, which is home to the Chippewa location of Ted Drewes Frozen Custard, is bounded by Chippewa Street to the northwest and north, Hampton Avenue to the east, Gravois Avenue to the southeast, and the city limits to the southwest. Its close proximity to major highways (Interstates 44, 40 and 55) and other arteries make time-saving commutes from home in, around, and outside of Metropolitan St. Louis one of the many great assets of the neighborhood.

St. Louis Hills is rich in its architecture, strategic location, and its history. "Country living in the City" was the phrase used to market St. Louis Hills in the 1930s, since the neighborhood was so far west of any other residential or commercial buildings located within the City limits. St. Louis Hills still holds distinction as the last, large subdivision created in the city. The curb appeal of residences are but invitation to a closer view of the unique charm and individuality of each building. Low crime incidences reflect commitment of neighbors working with city police to provide a safe environment in which to live, work, and recreate. Additionally, St. Louis Hills is proud to be a part of the St. Louis Metropolis Police Second District, home of the Buder Branch of the St. Louis Public Library and contain a city landmark within its borders.

2020 DEMOGRAPHICS

POPULATION



1 MILE
20,952

3 MILES
158,306

5 MILES
341,455

HOUSEHOLDS



1 MILE
11,519

3 MILES
79,922

5 MILES
167,382

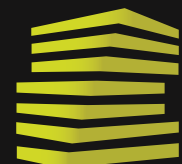
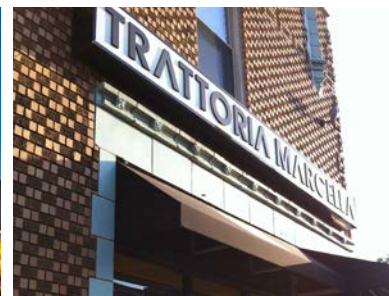
AVG HH INCOME



1 MILE
\$87,265

3 MILES
\$73,687

5 MILES
\$85,313

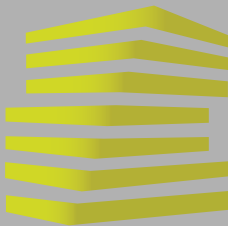


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ZOOM AERIAL

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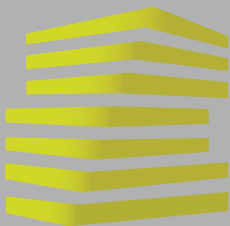
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- 1,200 SF SALON SPACE AVAILABLE
- \$20.00 PSF MG
- 28 PARKING SPACES





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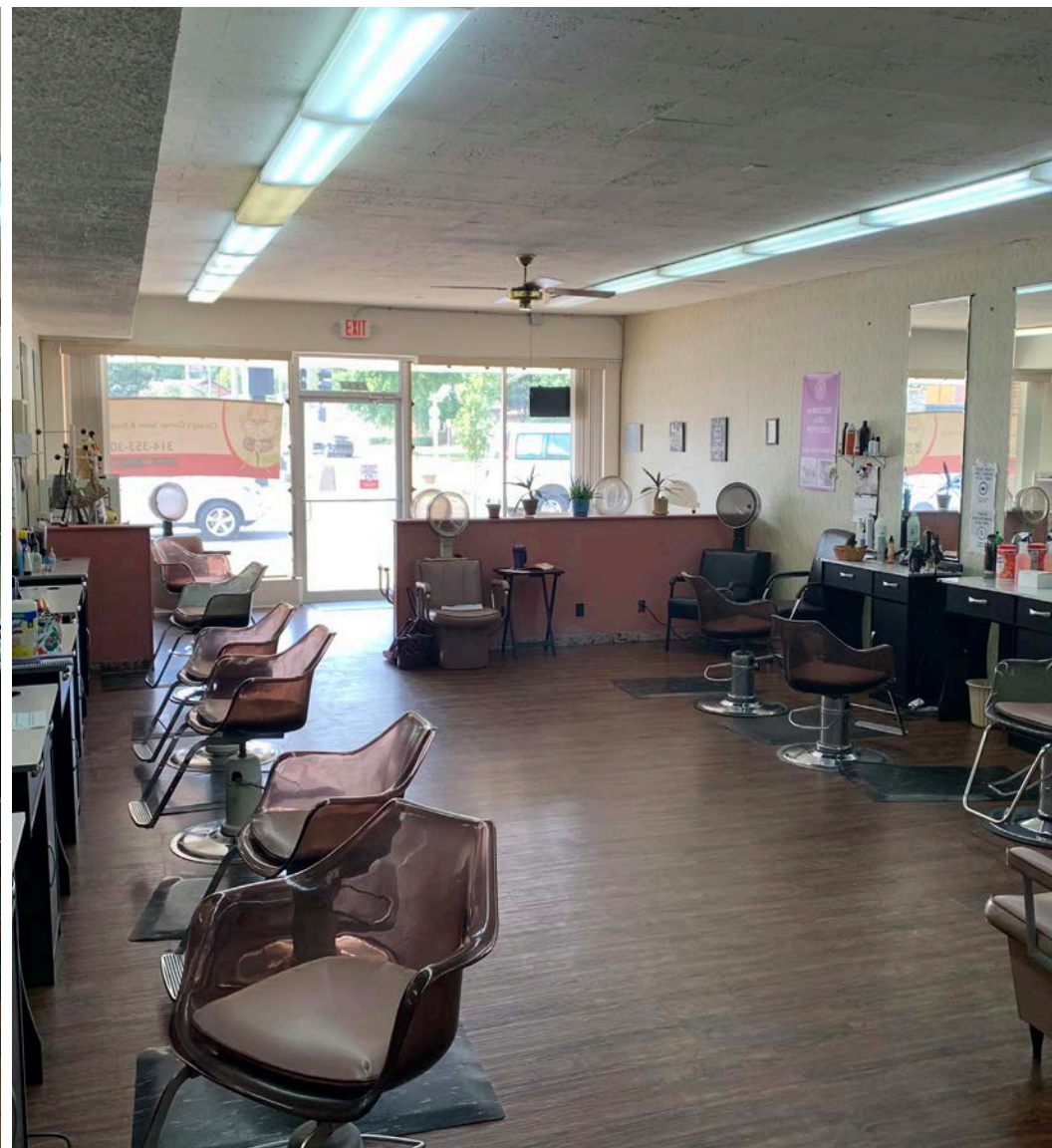
SALON PHOTOS

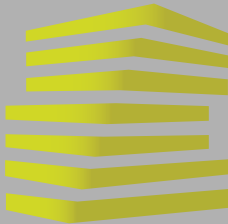
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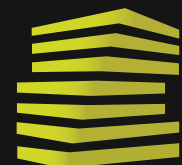
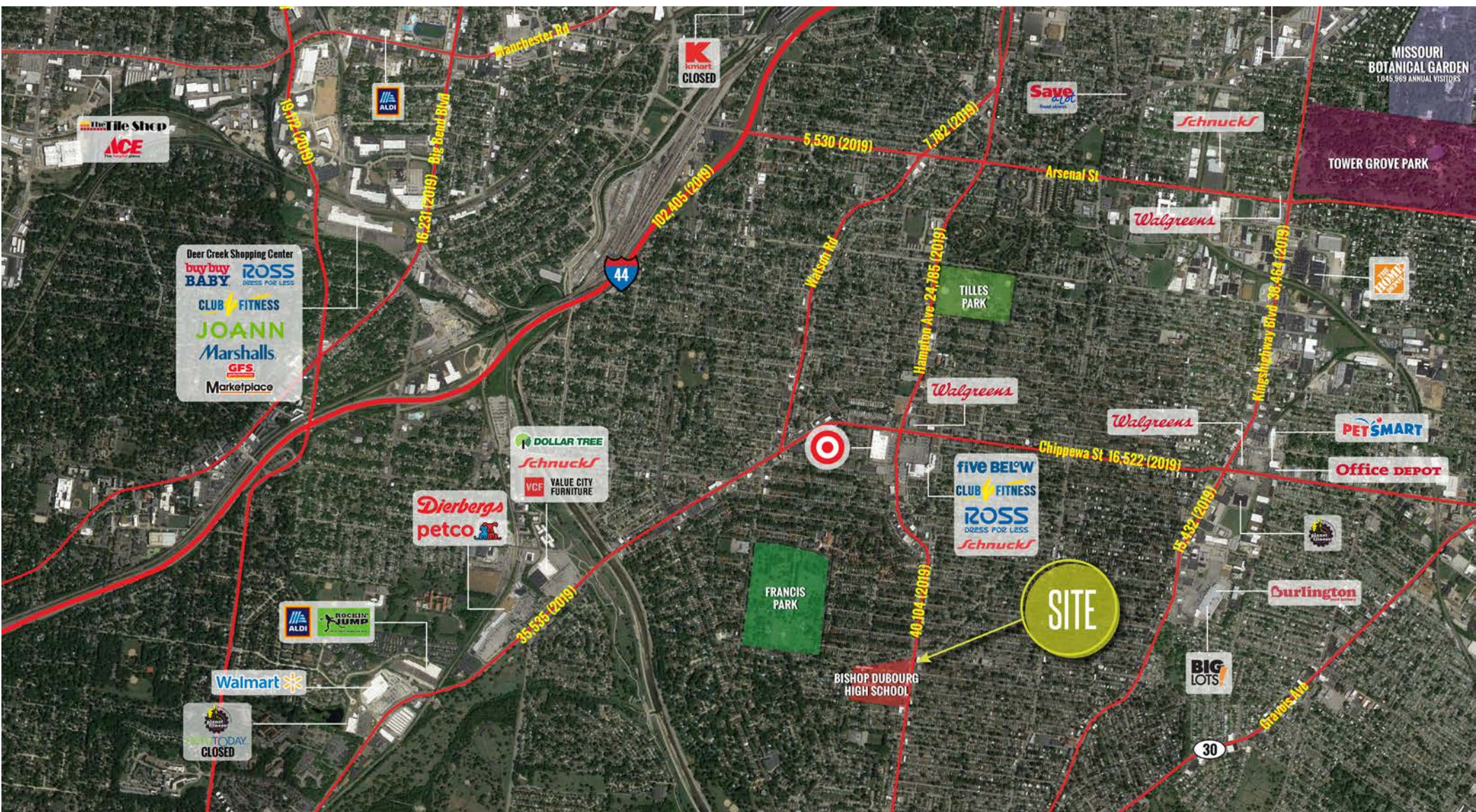
MARKET AERIAL

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