

FOR SALE / LEASE

31,883 SF Retail Building

9618 Watson Rd, St. Louis MO 63126

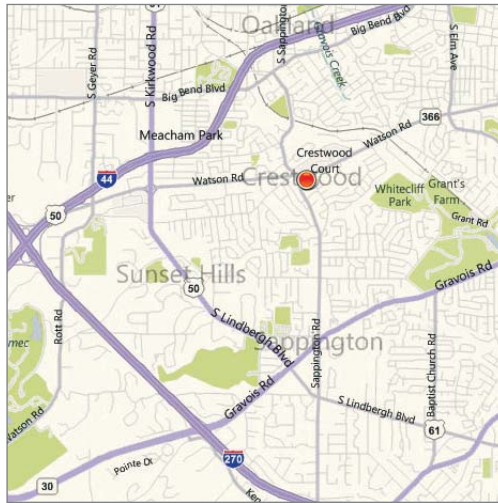


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	9,231	78,263	201,309
Households	4,031	34,744	89,275
Avg HH Inc.	\$76,824	81,482	79,933

Traffic Counts

- 31,000 VPD on Watson Rd
- 18,970 VPD on Sappington Rd



Property Highlights

- 31,833 SF former Barnes & Noble bookstore on 3.34 acres
- Accessible from lighted intersection
- 250' frontage on Watson Rd
- 5.1:1,000 parking ratio
- Area retailers include: Schnucks, Gordmans, Best Buy & Kohl's

Sale Price / Lease Rate

\$3,900,000 / \$12.00 psf, NNN

Contact



Commercial Real Estate Services, Worldwide.

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

AREA RETAILERS

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