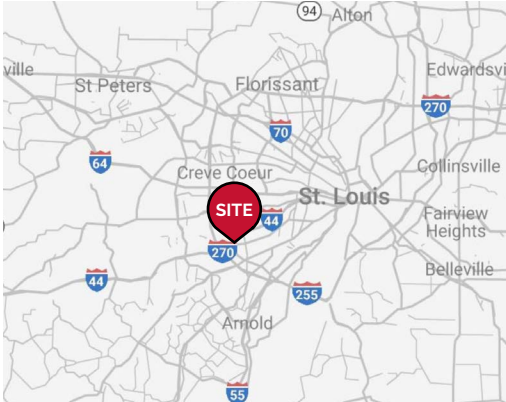


Available April 2022



2021 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

7,000 | 62,792 | 187,548



Employees

10,459 | 50,956 | 136,951



Median Household Income

\$89,991 | \$97,430 | \$94,136

FOR LEASE

10575 Watson Road | Sunset Hills, Missouri 63127

5,642 SF | Call for Details

PROPERTY DETAILS

- Prominent free-standing restaurant in major retail node of southwest St. Louis County
- Excellent ground lease or build-to-suit opportunity
- 5,642 SF building on 1.4 +/- acres with 79 parking spaces measuring approximately 197' x 276'
- Full left and right turn accessibility with prominent pylon and building signage

DO NOT DISTURB CURRENT TENANT | CONTACT BROKER FOR DETAILS

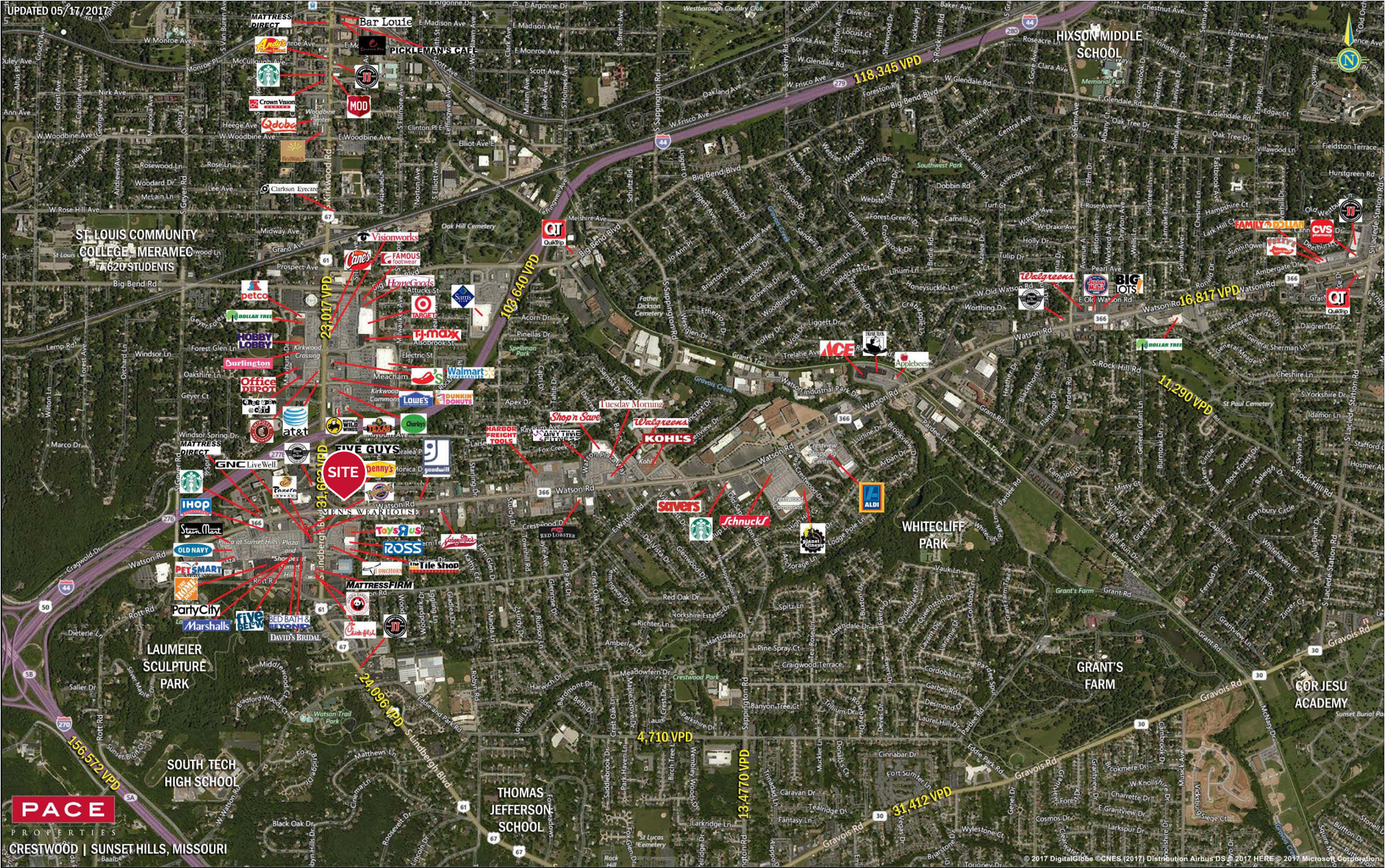
Jim Rosen, CCIM

314.785.7625
jrosen@paceproperties.com

Joe Ciapciak

314.785.7700
jciapciak@paceproperties.com

Trade Area Aerial



PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Survey

