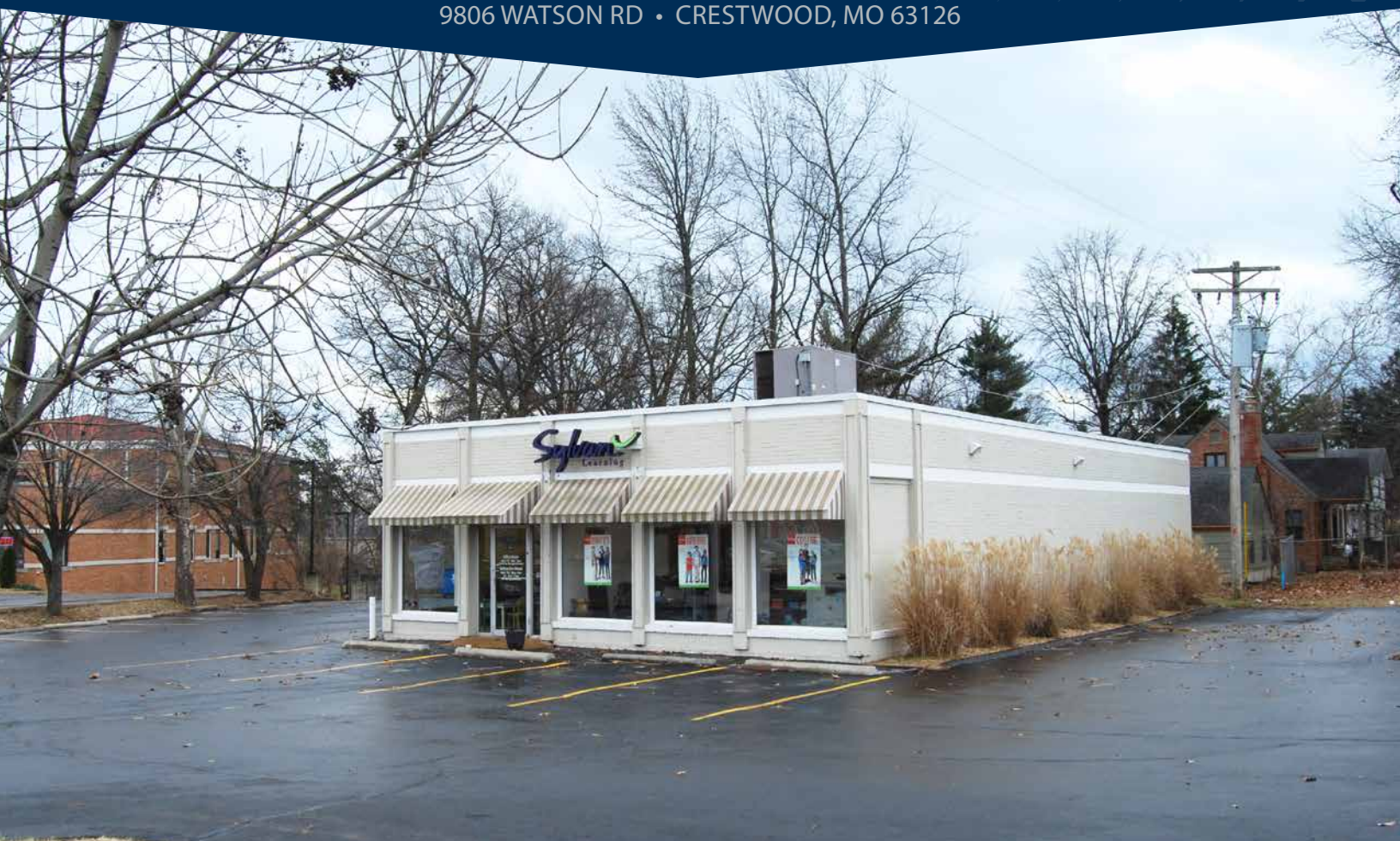


FOR SALE OR LEASE

*****PRICE REDUCTION*****

2,450 SF RETAIL/OFFICE BUILDING

9806 WATSON RD • CRESTWOOD, MO 63126



FEATURES:

- 2,450 SF free-standing retail/office building for sale or lease
- Abundant parking: over 10/1,000 SF
- Pylon and building signage available
- Great exposure with over 20,000 vehicles per day on Watson Road
- Larger lot allows for possible building expansion

LEASE RATE: \$18.00/SF \$16.00/SF NNN

SALE PRICE: \$625,000 \$575,000

CONTACT:

JOHN MCDONALD

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2017 DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
Population	9,970	76,379	196,687
Households	4,086	32,764	84,210
Median HH Income	\$68,891	\$78,877	\$73,979
Median Home Value	\$192,983	\$256,289	\$233,318
Average Age	41.30	42.60	42.20



Savoy Properties • 1034 S Brentwood Blvd, Suite 1200 • St. Louis, MO 63117 • phone: 314.909.8400 • fax: 314.909.8406 • www.savoyproperties.com

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AERIAL MAP:



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