

FOR LEASE

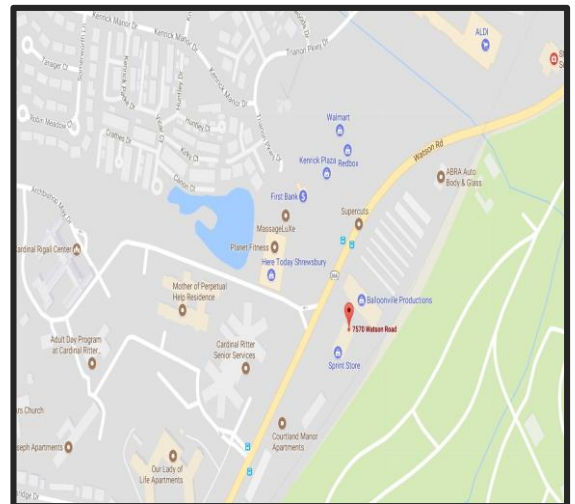
End-Cap Retail Space



\$15/S.F. NNN | 3,000 – 5,000 SQUARE FEET

Route 66 Plaza
7570 Watson Road
Shrewsbury, MO 63119

- Endcap Suite with Drive-Thru Potential
- Directly Across the Street from a new WalMart
- 24,000 Vehicles per Day



For more information on this property, please contact:
Ben Cherry, CCIM | (314) 647-6611 ext. 115 | Ben@ManorRealEstate.com
3270 Hampton Avenue, Suite 100, St. Louis, MO 63139

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End-Cap Retail Space



\$15/S.F. NNN | 3,000 – 5,000 SQUARE FEET

- 3,000 Square Foot Endcap (33.5' x 90' Suite) – Potentially expandable to 5,000 S.F.
- 16' Ceiling Clear Height
- 3.16/1,000 S.F. Parking Ratio (47 Spaces)
- 24k Vehicles per Day on Watson Road
- Zoned "C1" (Retail Trade Zoning)
- Located Directly Across the street from a new WalMart
- Monument and Building Signage Available for Tenants
- Loading Dock at Rear of Space
- New 400 amp electrical service
- Population = 132k in a 3 Mile Radius
- Average HH Income = \$78,292

NNN's = \$4.05/S.F.



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