

RETAIL PROPERTY FOR LEASE

Crestwood Commons

9440 WATSON RD, SAINT LOUIS, MO 63126



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Presented By:

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**Jeff Eisenberg
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	47,358 - 57,542 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	8.68 Acres
Year Built:	1994
Building Size:	213,012
Zoning:	C1
Municipality:	Crestwood
Submarket:	South St. Louis County
Traffic Count:	31,000



PROPERTY OVERVIEW

Crestwood Commons, located at the corner of Watson and Old Sappington Roads in Crestwood, Missouri, has two retail spaces available. One offers 57,542 square feet and the other offers 47,358 square feet of retail plus a 15,000-square-foot garden area. This extremely well-located shopping center is anchored by a 24-hour Schnucks grocery store and co-anchored by Planet Fitness. The center has recently been renovated with improvements to the store fronts. The location commands excellent visibility from Watson Road and ample parking.

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PROPERTY DETAILS

LEASE RATE

\$12.00 SF/YR

LOCATION INFORMATION

Building Name	Crestwood Commons
Street Address	9440 Watson Rd
City, State, Zip	Saint Louis, MO 63126
County/Township	Saint Louis
Municipality	Crestwood
Submarket	South St. Louis County
Cross Streets	Watson Road and Old Sappington Road
Nearest Highway	I-270 & I-44
Nearest Airport	Lambert International Airport

BUILDING INFORMATION

Building Size	213,012 SF
Tenancy	Multiple
Number Of Floors	1
Year Built	1994
Construction Status	Existing
Free Standing	No
Signage	Pylon

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Street Retail
Zoning	C1
Lot Size	8.68 Acres
APN#	25L230212
Corner Property	no
Traffic Count	31,000
Traffic Count Street	Watson Road

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	5.0
Number Of Spaces	550

OPERATING EXPENSES

CAM	\$1.30
Taxes	\$1.99
Insurance	\$0.20
Total	\$3.49

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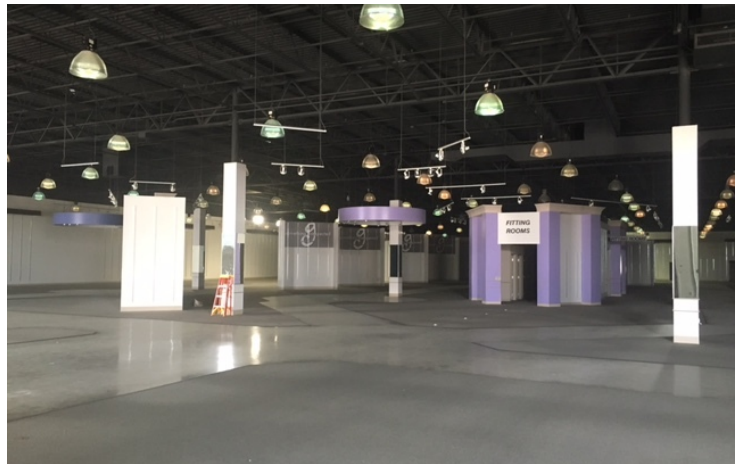
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ADDITIONAL PHOTOS



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SITE PLAN



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AERIAL MAP



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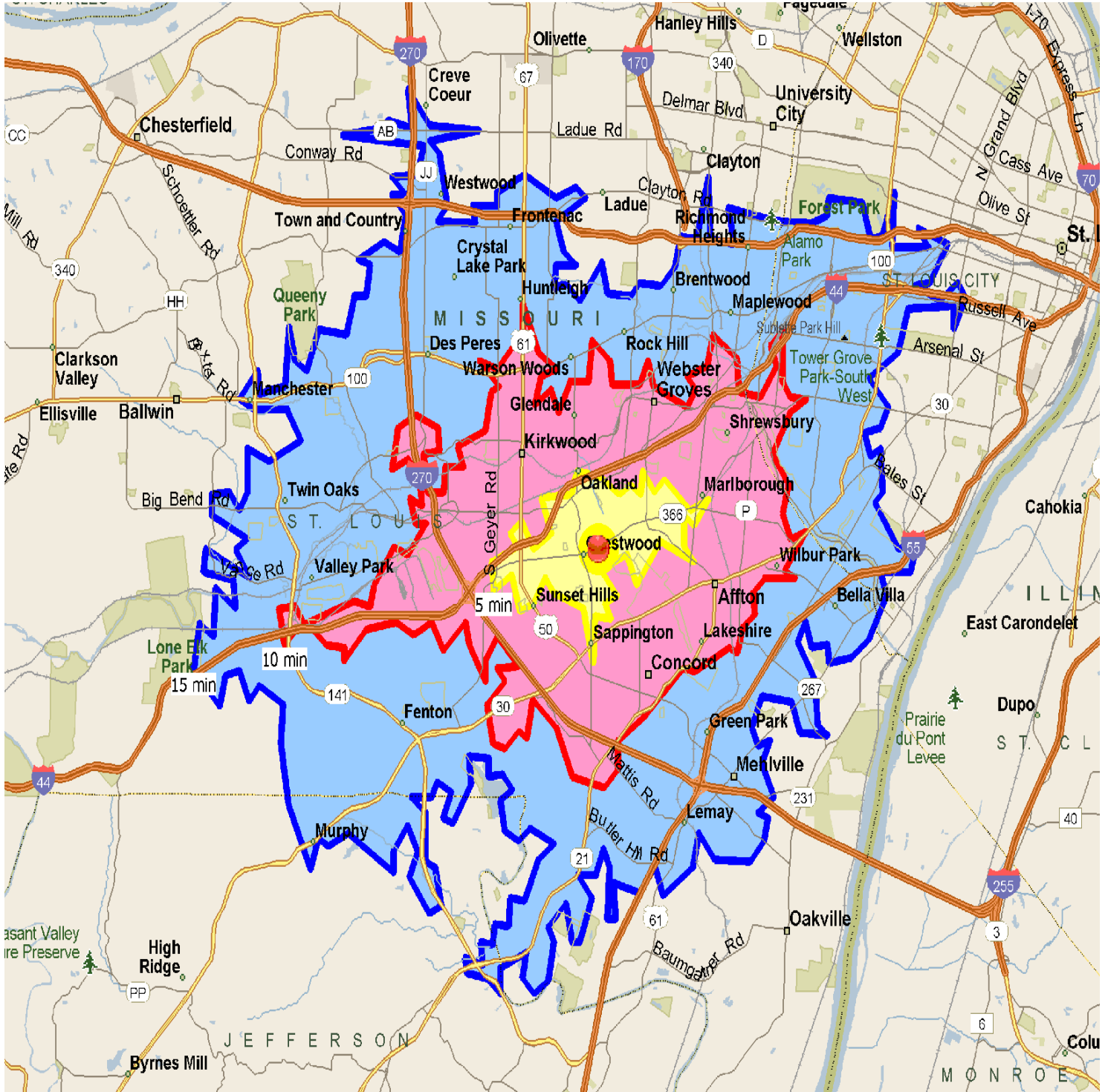
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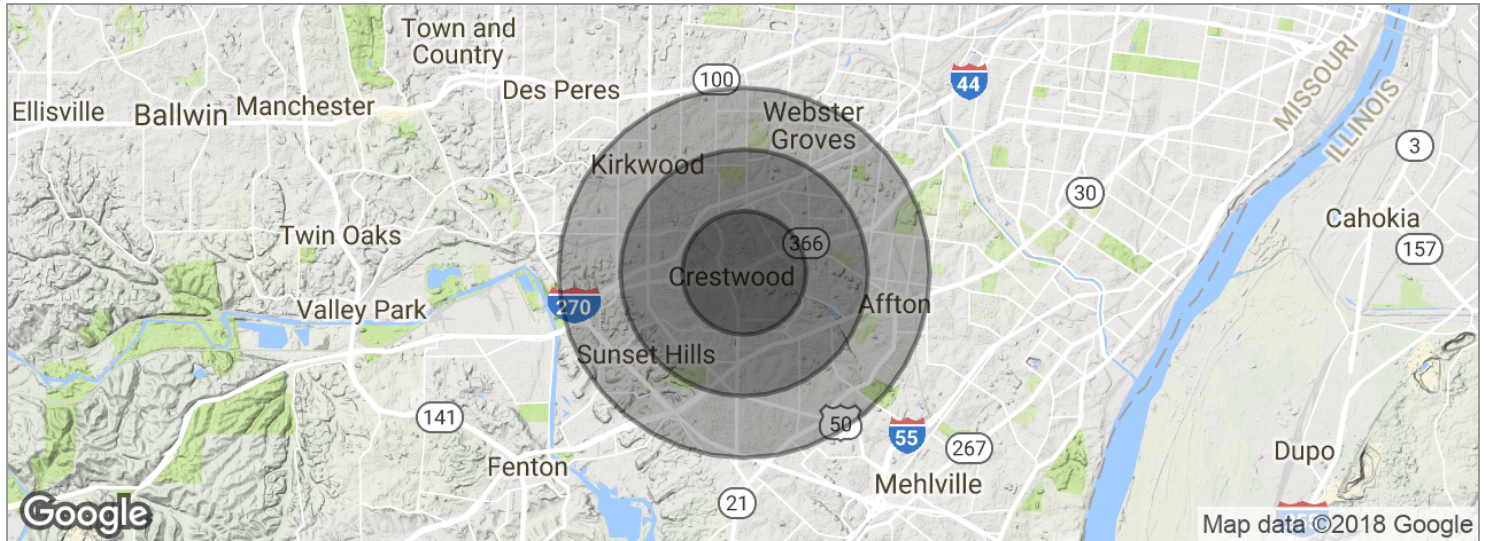


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DEMOGRAPHICS MAP



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	10,148	40,017	83,157
Median age	44.9	44.0	43.7
Median age (Male)	43.0	42.1	41.3
Median age (Female)	46.2	45.2	45.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,173	16,699	35,323
# of persons per HH	2.4	2.4	2.4
Average HH income	\$80,070	\$86,126	\$88,922
Average house value	\$256,631	\$281,957	\$282,494
DAYTIME DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Number of Businesses	947	3496	7376
Number of Employees	4,703	20,053	42619

** Demographic data derived from 2010 US Census*

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