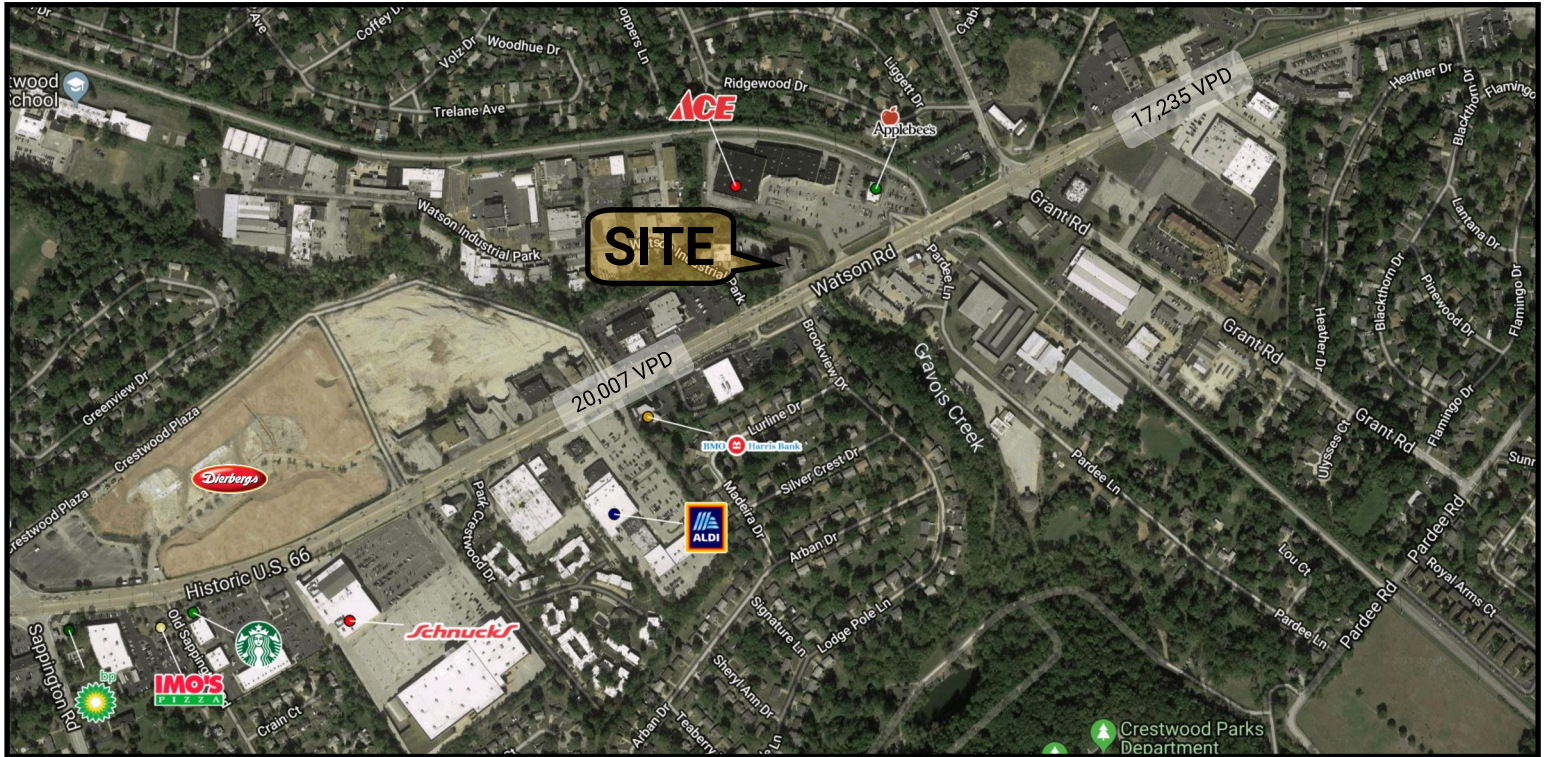




9109 WATSON ROAD

CRESTWOOD, MO



CURRENT TENANTS



THE E&A CFO GROUP



For Information, Please Contact:

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314-795-8899 |
Gary@rsolution.com

RSolution 9109 Watson Rd., 4th Floor, St. Louis, MO 63126

Dominic Barlow
314-277-6456 |
dbarlow@rsolution.com

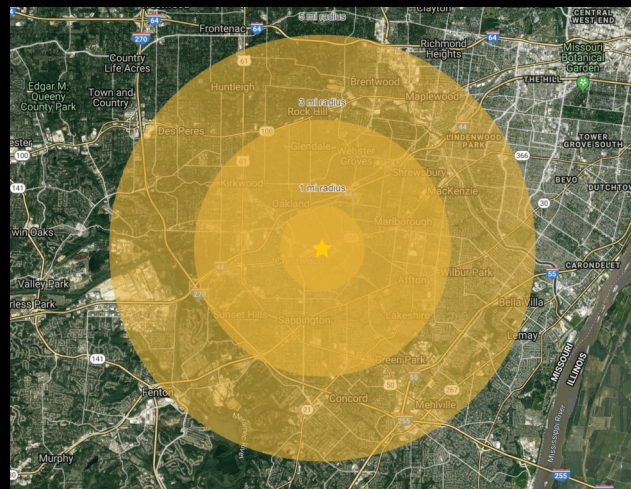
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AREA DEMOGRAPHICS

	<u>1 mi</u>	<u>3 mi</u>	<u>5 mi</u>
Population	10,553	95,666	234,073
Median HH Income	\$145,290	\$140,416	\$131,420
Employees	3,202	47,911	129,456

AVERAGE DAILY TRAFFIC

WATSON ROAD 23, 277VPD

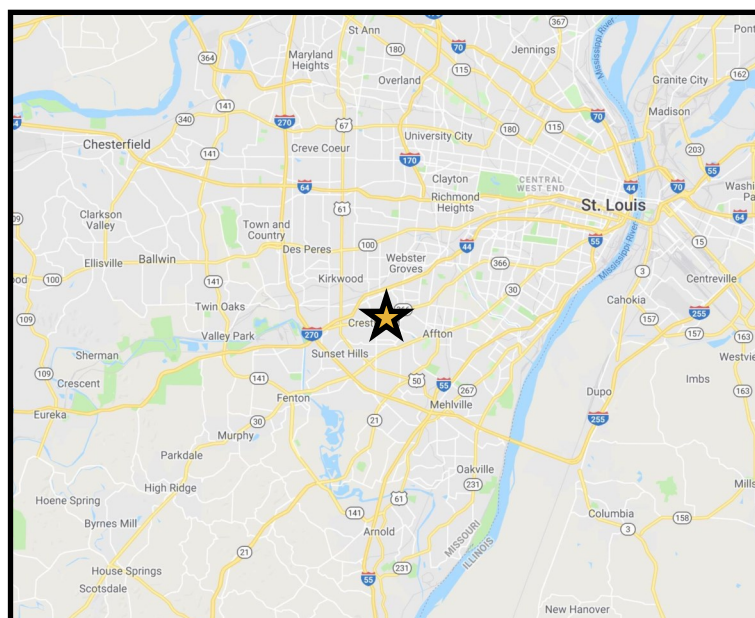


Crestwood, MO is a city in south Saint Louis County, part of the Metropolitan Statistical Area known as Greater Saint Louis. In 2011, Bloomberg Businessweek magazine named Crestwood the “Best Place to Raise Kids in Missouri”, applauding the community for top-tier schools and excellent municipal services. A major tourist attraction in Crestwood is Grant’s Farm, which is a historic farm and long-standing Saint Louis landmark built by Ulysses S. Grant. The farm is home to over 1,000 animals from 100 different species, including buffalo, elephants, camels, kangaroos, donkeys, goats, peacocks, the iconic Budweiser Clydesdales, and many more.

Crestwood is home to high-tech companies, major manufacturing firms, and a top-rated residential market. Crestwood has consistently been named one of the nation’s hottest ZIP codes for residential home purchases. According to a 2018 article by realtor.com, the biggest reason for Crestwood’s popularity is its prices, which are about half as much as the surrounding area of historic Kirkwood and Webster Groves.

PROPERTY HIGHLIGHTS

- Street-front positioning & entry
- High visibility location on Watson Road
- Close proximity to Interstate 44 & Interstate 270
- 5.0/1,000 parking
- Pylon signage available
- Management office on site



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SOLUTION

9109 WATSON ROAD

1st FLOOR | 545 — 2,161 SF | CRESTWOOD, MO



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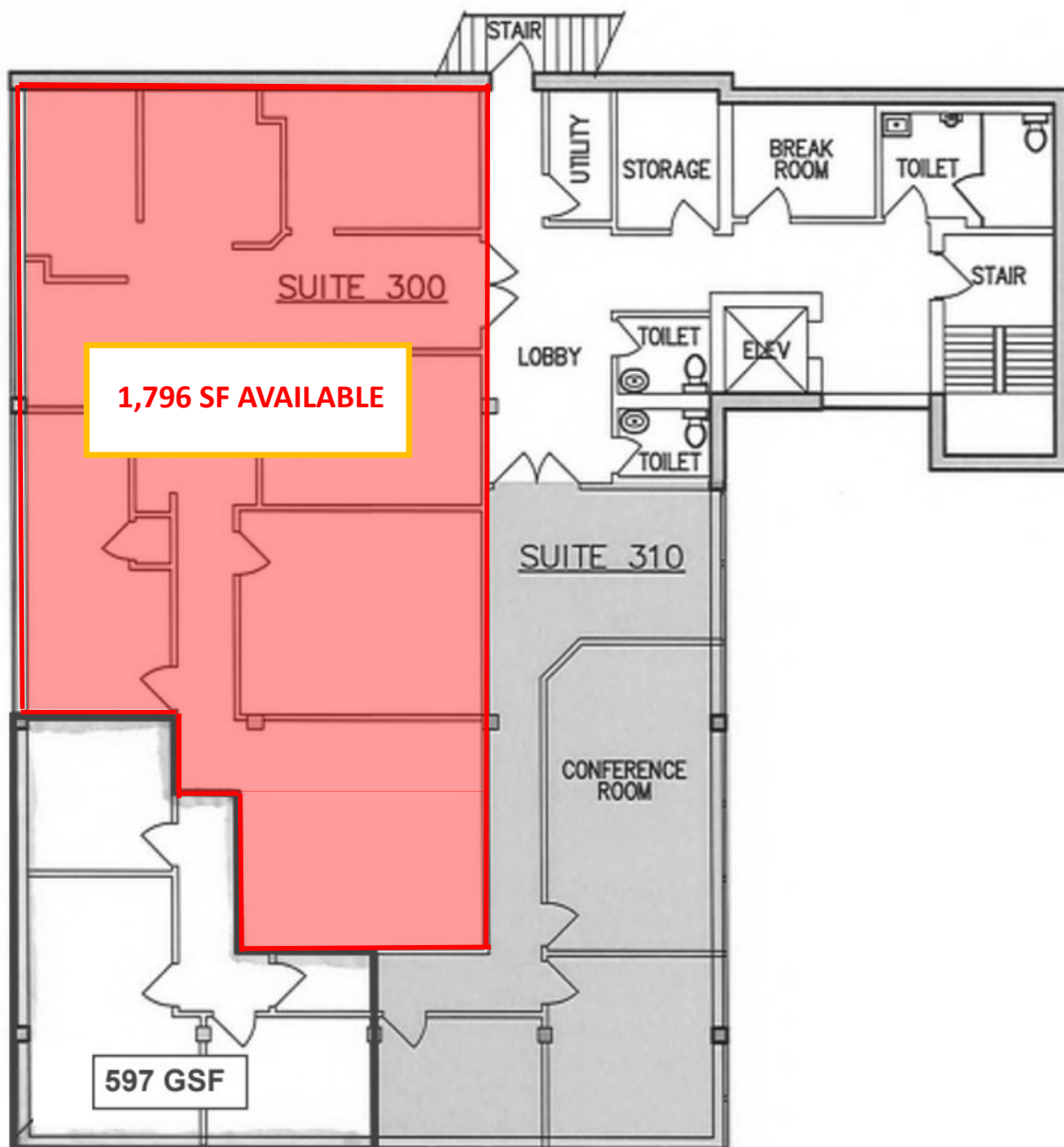
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9109 WATSON ROAD

3RD FLOOR | 1,796SF | CRESTWOOD, MO



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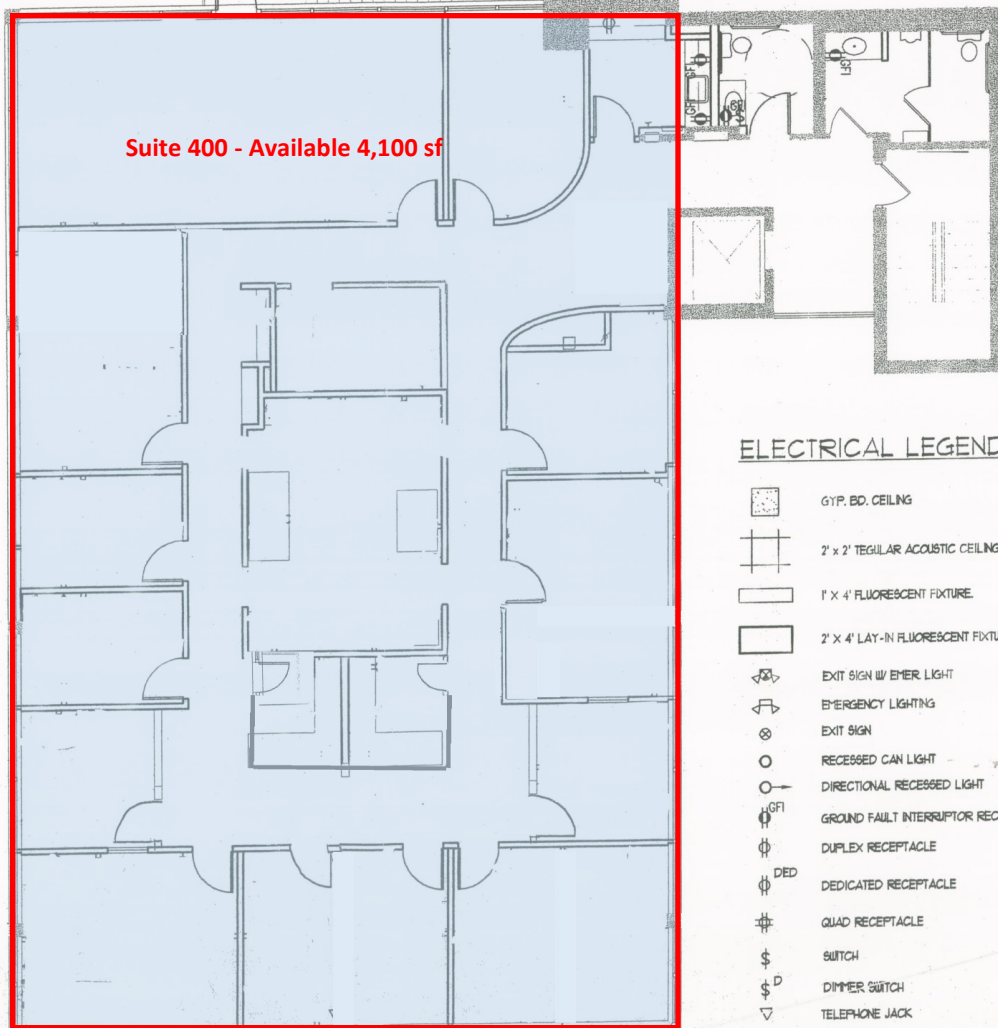
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