

OFFICE SUITES FOR SALE OR LEASE

9109 WATSON ROAD, CRESTWOOD, MISSOURI 63126



CURRENT TENANTS



THE E&A CFO GROUP



For Information, Please Contact:

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

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

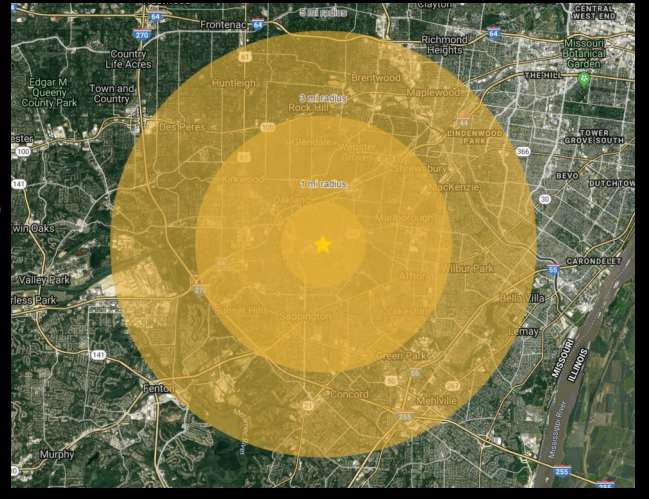
www.rsolution.com

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

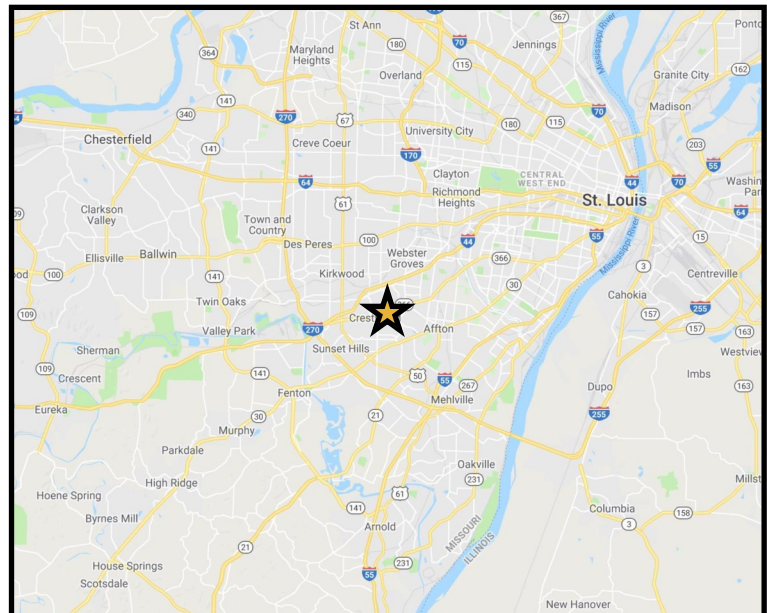
WATSON ROAD 23, 277VPD



9109 Watson Road is located in Crestwood, an established and highly desirable suburb within Southwest St. Louis County, positioned along **Watson Road (Historic Route 66)**—one of the region’s most proven and enduring commercial corridors. The site sits just east of the **I270 and I44 interchange**, providing convenient connectivity to **downtown St. Louis, West County, and Jefferson County commuter flows**. The recent Crestwood Crossing redevelopment at **the former Crestwood Mall site** has further reinvigorated the corridor, introducing new retail, additional residential rooftops. Nearby communities, including **Kirkwood, Sunset Hills, Webster Groves, and Shrewsbury**, expanding the customer base well beyond Crestwood itself. A major regional draw to the area is Grant’s Farm, a historic and long-standing St. Louis landmark built by Ulysses S. Grant. The attraction welcomes significant annual visitation and is home to over 1,000 animals and **the iconic Budweiser Clydesdales**. Grant’s Farm further enhances the area’s appeal by driving tourism, family traffic, and seasonal visitation to the surrounding retail and dining corridors.

PROPERTY HIGHLIGHTS

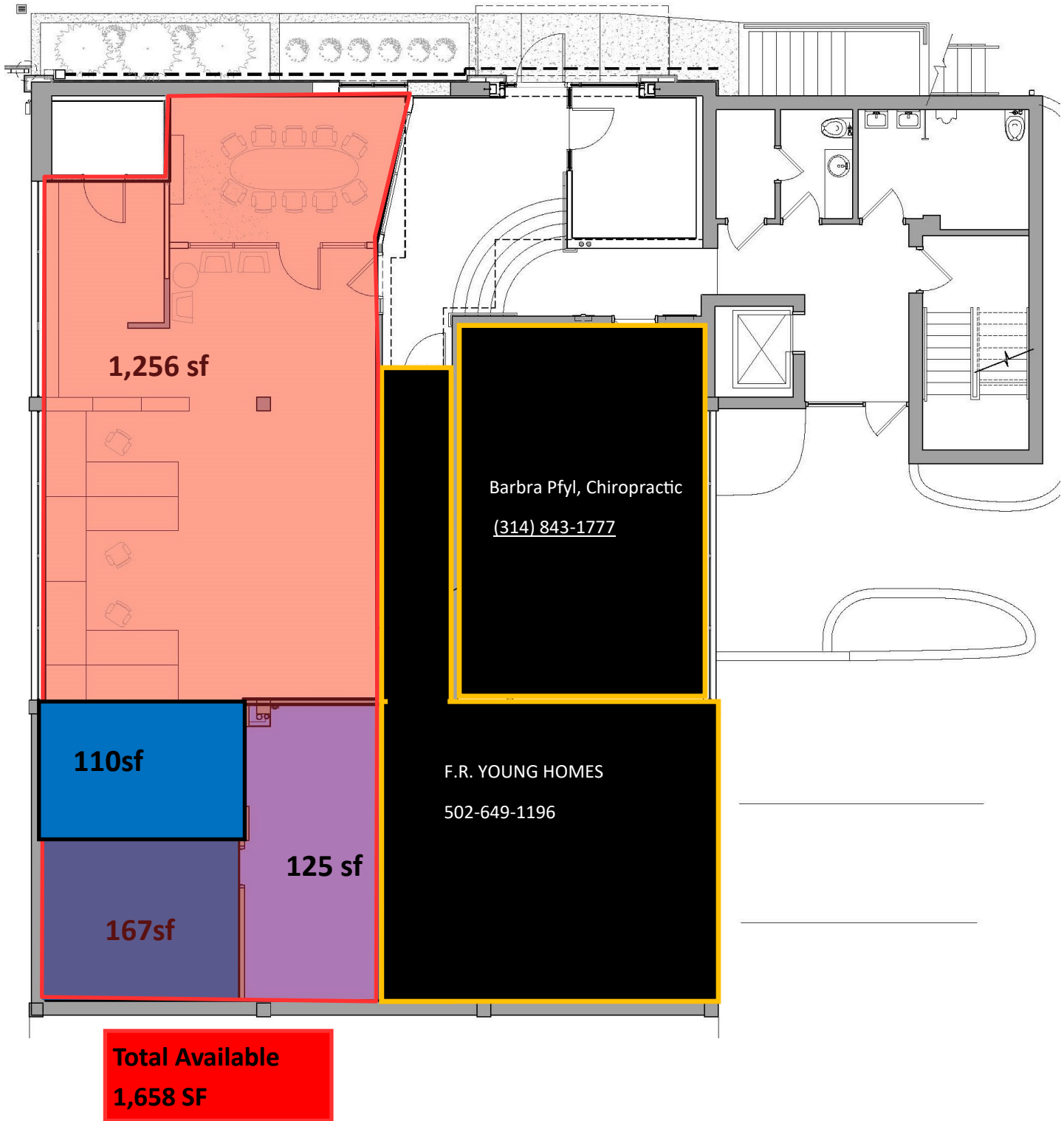
- Street-front positioning & entry
- High visibility location on Watson Road
- Close proximity to Interstate 44 & Interstate 270
- 5.0/1,000 parking
- Pylon signage available
- Management office on site



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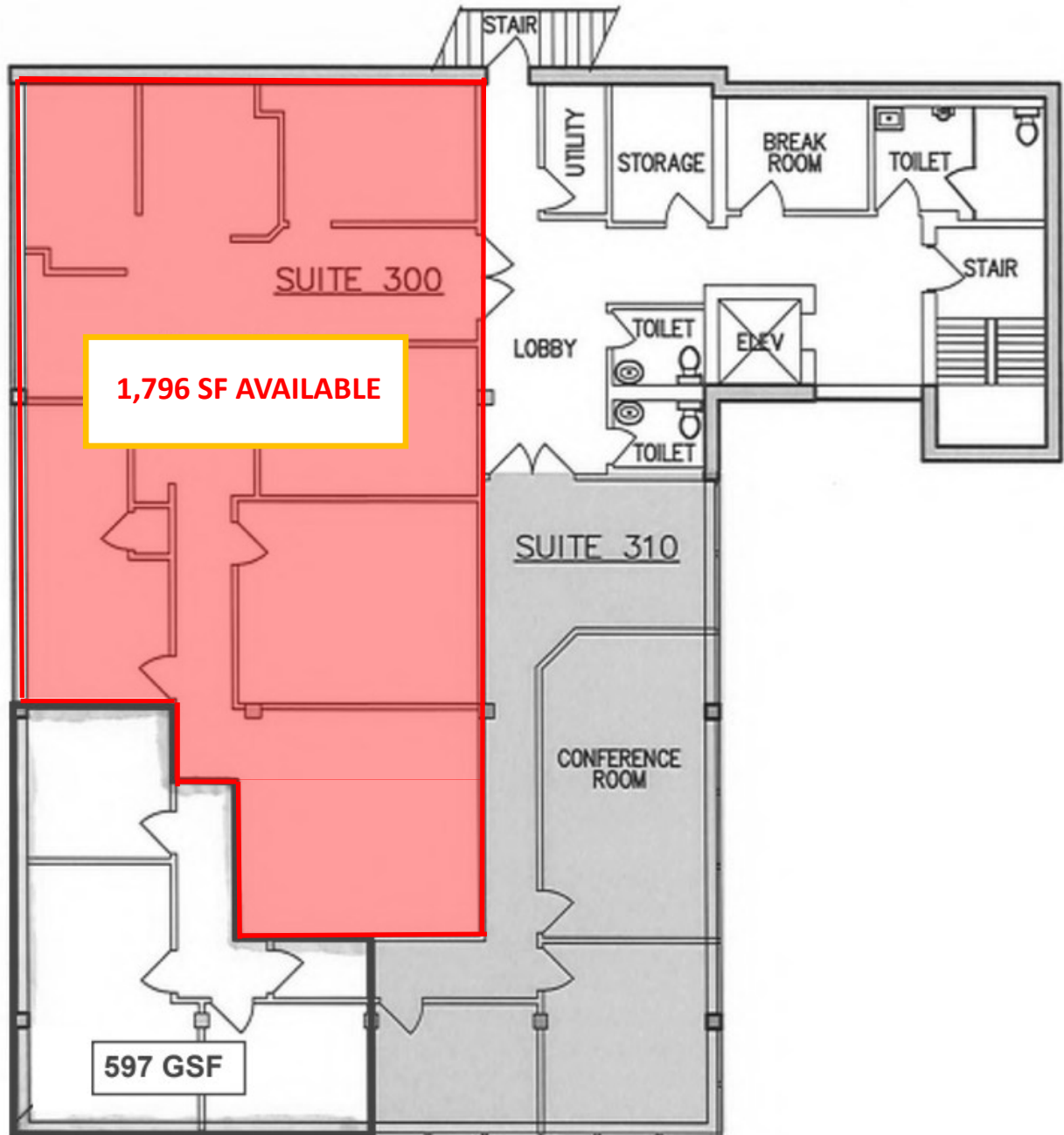
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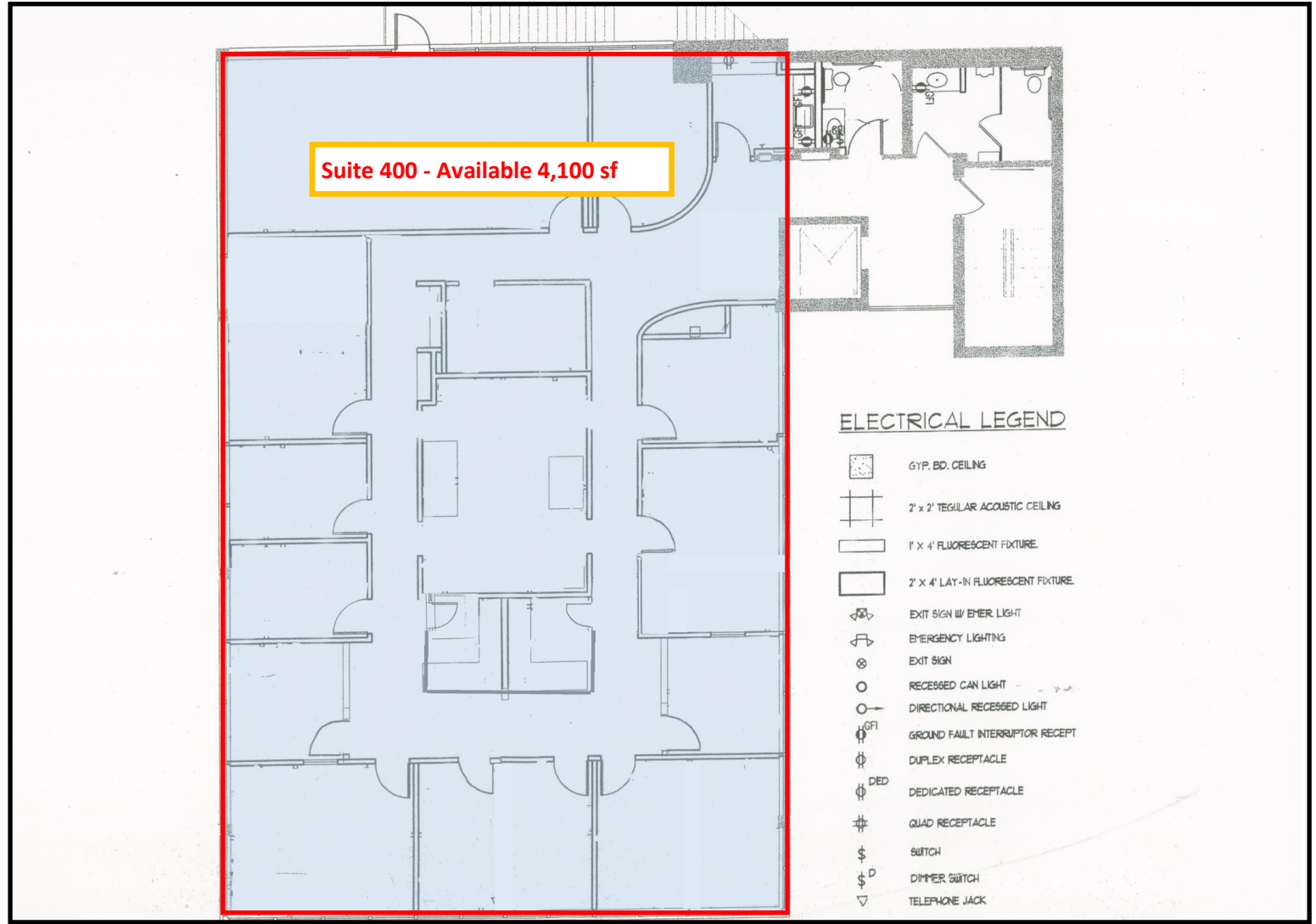
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