



WATSON PLAZA

CRESTWOOD, MO



CURRENT TENANTS



For information, please contact:

Gary Grewe

314-795-8899 | Gary@rsolution.com

Dominic Barlow

314-277-6456 | dbarlow@rsolution.com

9109 Watson Road, 4th Floor | St. Louis, MO 63126 |



101– 409 WATSON PLAZA

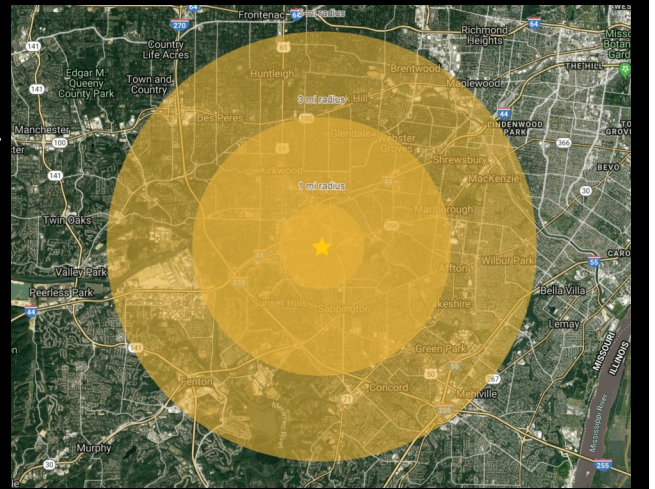
CRESTWOOD, MO

AREA DEMOGRAPHICS

	<u>1 mi</u>	<u>3 mi</u>	<u>5 mi</u>
Population	10,118	93,393	231,584
Median HH Income	\$138,411	\$139,916	\$130,790
Daytime Employment	7,509	39,448	140,949

AVERAGE DAILY TRAFFIC

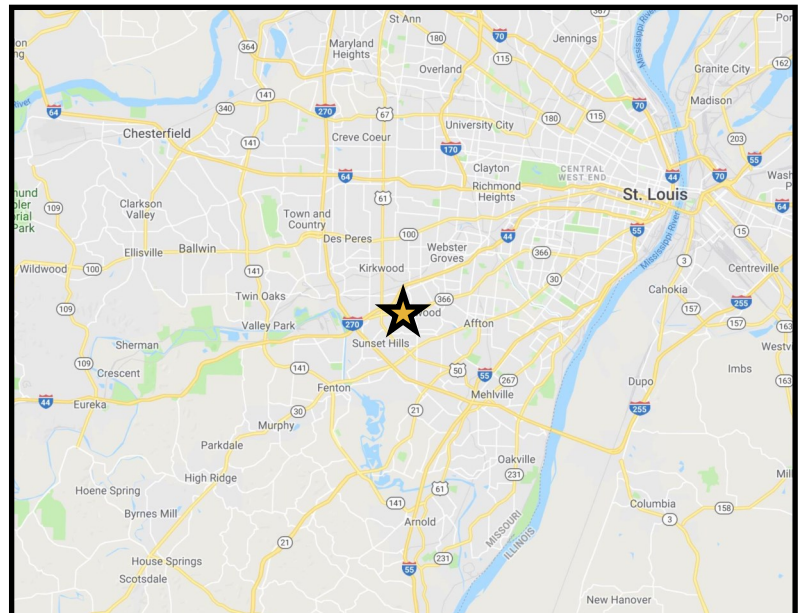
WATSON ROAD	23,879 VPD
SAPPINGTON ROAD	15,280 VPD



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. . 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 2022 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

- Pylon signage available
- Anchored by Aldi, Dollar Tree, Ollies
- Frontage along Watson Road (21,125 VPD)
- Two miles east of the Interstate 270 & Interstate 44 interchange
- Conveniently located for the residents of Sunset Hills, Kirkwood, Webster Groves, Shrewsbury, & Sappington



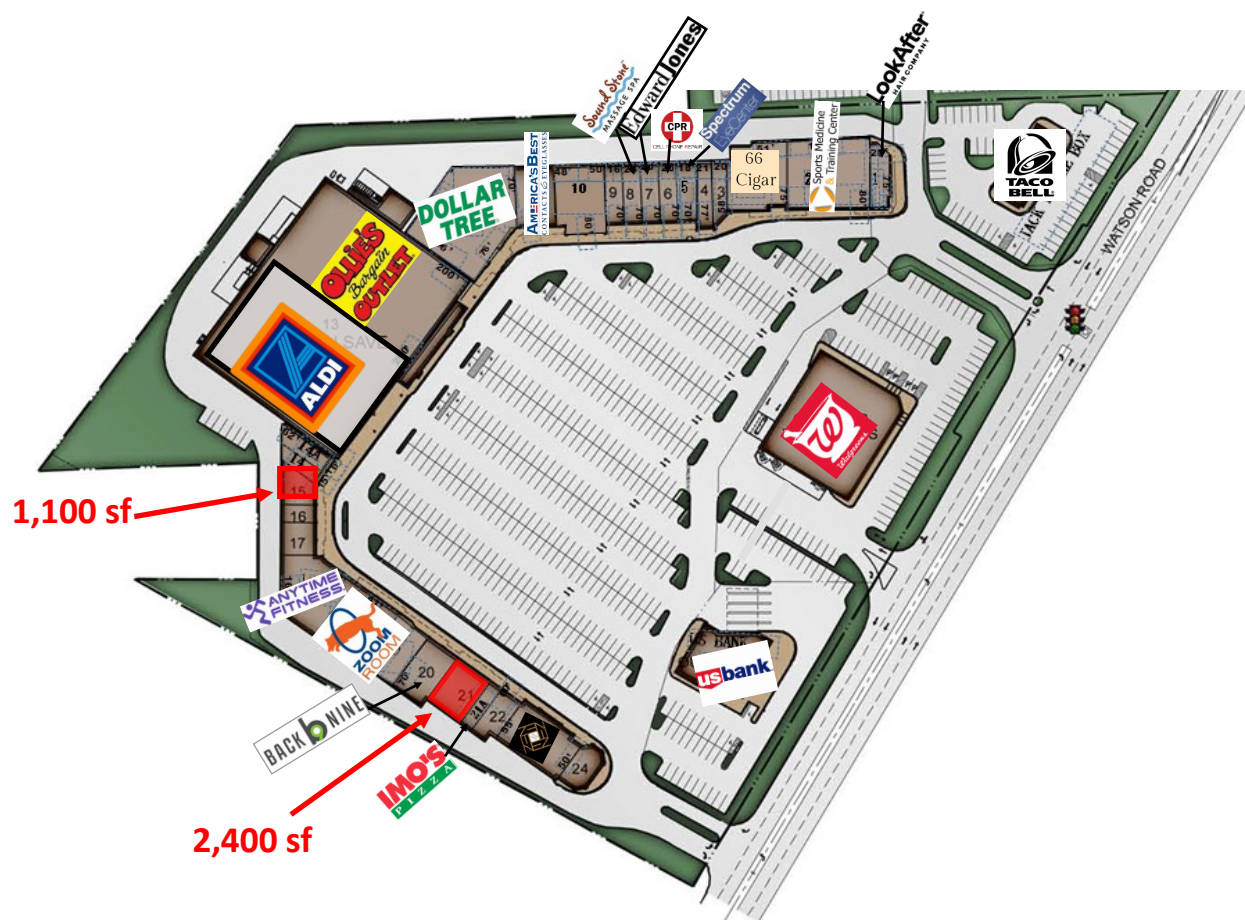
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CURRENT TENANTS

1. Look After Hair Co.	1,510 SF	11. America's Best	3,350 SF	18A. Zoom Room	3,915 SF
2A. Sports Medicine & Training	8,280 SF	12. Dollar Tree	10,480 SF	19. Zoom Room	2,485 SF
2B. 66 Cigar	4,000 SF	13A. Ollie's	29,564 SF	20. Back 9	2,552 SF
3. China King	1,400 SF	13B. Aldi	21,463 SF	21. AVAILABLE	2,400 SF
4. Gateway Cleaners	1,650 SF	14A. Lendmark Financial	1,550 SF	21A. IMO'S	1,200 SF
5. Spectrum Eyeglass Repair	1,250 SF	14B. Labor Source	1,060 SF	22. Southwestern Hearing Aid	1,700 SF
6. CPR	1,400 SF	15. AVAILABLE	1,100 SF	23. Zen Thai	4,000 SF
7. Edward Jones	1,400 SF	16. Watch Repair	800 SF	24. Chasing Clouds	2,000 SF
8. Sound Stone Massage	1,700 SF	17. 4 Seasons Nails	1,565 SF	Out Lot A: Taco Bell	3,300 SF
9. A Touch of Italy	1,102 SF	18. Anytime Fitness	6,600 SF	Out Lot B: Walgreens	
10. Hallmark	4,015 SF			Out Lot C: US Bank	

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