

10327 WATSON ROAD



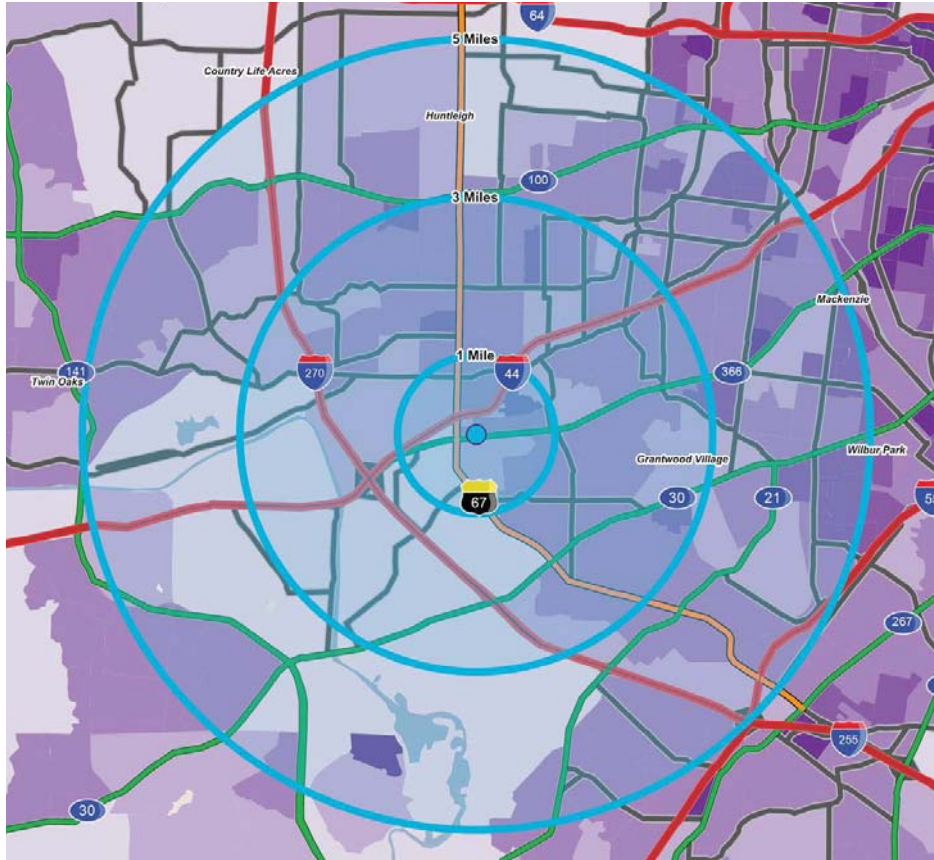
FREESTANDING BUILDING FOR SALE 10327 WATSON ROAD . SUNSET HILLS . MISSOURI

FREESTANDING 8,462 SF BUILDING FOR SALE IN HEART OF SUNSET HILLS.

L³ CORPORATION
COMMERCIAL REAL ESTATE

211 N. LINDBERGH BLVD . SUITE 150
SAINT LOUIS . MISSOURI . 63141
314.469.7400 . WWW.L3CORP.NET

MARKET OVERVIEW



POPULATION	<u>1 MILE</u> 7,578	<u>3 MILES</u> 64,882	<u>5 MILES</u> 189,184
HOUSEHOLDS	<u>1 MILE</u> 3,086	<u>3 MILES</u> 28,078	<u>5 MILES</u> 82,068
AVG HH INCOME	<u>1 MILE</u> \$95,746	<u>3 MILES</u> \$107,194	<u>5 MILES</u> \$99,890

The City of Sunset Hills is located in South St. Louis County, southwest of Downtown St. Louis via Interstate 44. Important roads for the community are South Lindbergh Boulevard, Gravois Road, Watson Road, Interstate 270, Rott Road, Robyn Road, Highway 30 and many others. The Sunset Hills business community is vital, with an optimal mix of retail sales and office space. Plaza at Sunset Hills and Shoppes at Sunset Hills are two of South St. Louis County's most exciting developments. Panera Bread is headquartered in Sunset Hills. The residents of Sunset Hills enjoy easy access to Laumeier Sculpture Park, an outdoor sculpture garden with rotating indoor exhibitions and numerous large sculptures on the park grounds. Sunset Hills features 70 acres of park land mixing just the right blend of undisturbed natural beauty and open, passive areas for everyone to enjoy.



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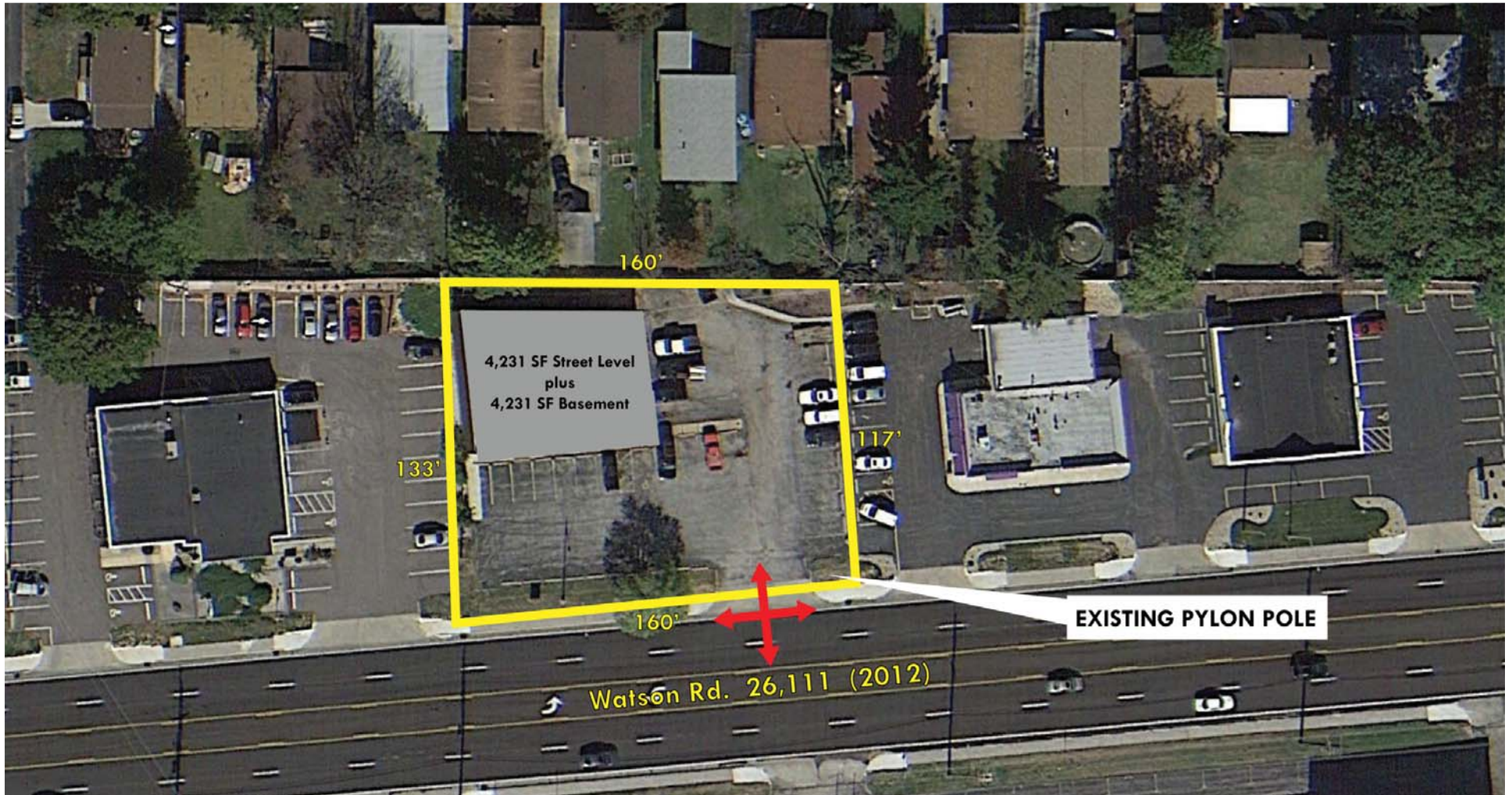


- 8,462 SF BUILDING FOR SALE ON 0.46 ACRES OF LAND
- 28 PARKING SPACES AVAILABLE
- POLE SIGN AVAILABLE
- FULL ACCESS TURN LANE
- 28,611 VEHICLES PER DAY ON WATSON ROAD
- CLOSE PROXIMITY TO DOMINANT REGIONAL ANCHORED RETAIL POWER CENTERS, I-44 AND I-270

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A E R I A L



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