

L3.



# SAPPINGTON SQUARE

9590 WATSON RD CRESTWOOD, MO 63126

1,600 - 4,000 SF AVAILABLE FOR LEASE





# SAPPINGTON SQUARE

## DEMOGRAPHICS

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

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L<sup>3</sup> CORPORATION

RICK SPECTOR

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## VISIT METRICS MAR 1<sup>st</sup>, 2022 - FEB 28<sup>th</sup>, 2023 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



378.6 K

VISITORS



121.4 K

VISIT FREQUENCY



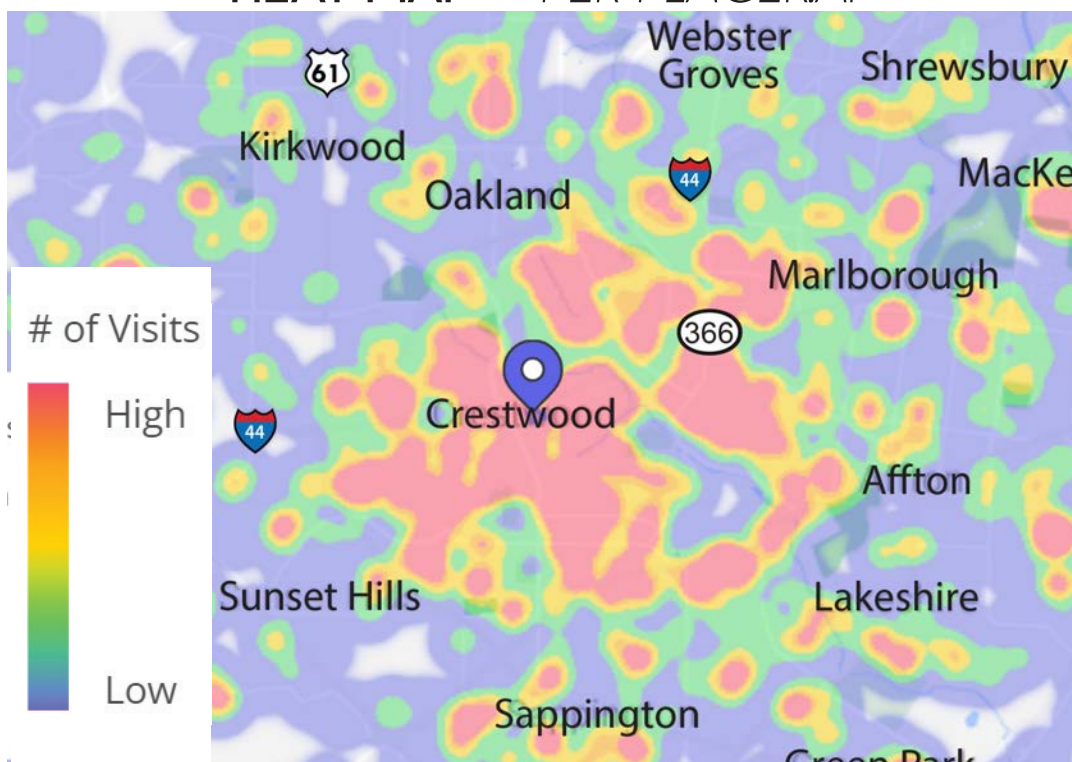
3.12

AVG. DWELL TIME






57 MIN

## HEAT MAP • PER PLACER.AI



## POPULATION ANALYSIS

POPULATION		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		10,357	84,601	212,148
HOUSEHOLDS		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		4,392	36,573	92,385
AVG HH INCOME		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		\$91,704	\$104,837	\$99,571



VIEW & DOWNLOAD:

[PLACER.AI REPORT](#)

[DEMO REPORT](#)

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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## SITE PLAN

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<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>
9560-A	DAVITA DIALYSIS	6,280
9560-D	ADVANCED TRAINING & REHAB	2,920
9560-F	GREAT CLIPS	1,200
9560-G	AVAILABLE	1,600
9560-H	AVAILABLE	2,400
9560-I	EDWARD JONES	1,200
9560-J & K	PARAGON HEALTHCARE	3,600
9570-A	AVAILABLE	2,400
9570-B	SAN JOSE MEXICAN RESTAURANT	4,800
9580-A	ESSE HEALTH	6,800
9580-E	FEDEX OFFICE	2,000
9590	STARBUCKS	1,750



- GREAT VISIBILITY FROM WATSON ROAD (24,446 VPD)
- SHARED SIGNALIZED ACCESS WITH PLANNED DIERBERGS DEVELOPMENT
- 81 HOMES BEING BUILT BY MCBRIDE HOMES ACROSS THE STREET
- NEARBY NATIONAL RETAILERS INCLUDE SCHNUCKS, PLANET FITNESS, ALDI AND KOHLS
- PYLON SIGNAGE AVAILABLE



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