

L3.



SAPPINGTON SQUARE

9590 WATSON RD CRESTWOOD, MO 63126

UP TO 4,000 SF REMAINING



SAPPINGTON SQUARE

DEMOGRAPHICS

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

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VISIT METRICS NOV 1st, 2022 - OCT 31st, 2023 • DATA PROVIDED BY PLACER

VISITS/YEAR



345.7 K

VISITORS



118.9 K

VISIT FREQUENCY



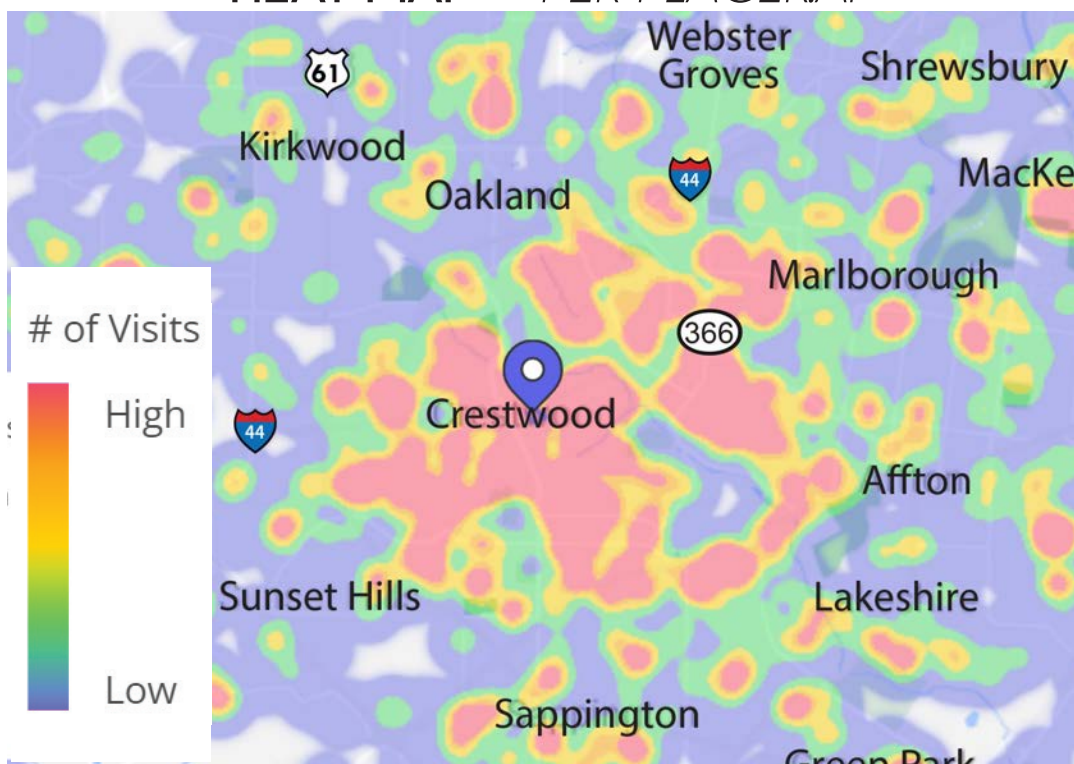
2.91

AVG. DWELL TIME






59 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

POPULATION		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		10,333	84,257	211,650
HOUSEHOLDS		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		4,383	36,417	92,156
AVG HH INCOME		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		\$108,491	\$113,146	\$107,260



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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<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	SALON NEST	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 (18,414 VPD)
- SHARED SIGNALIZED ACCESS WITH NEW DIERBERGS DEVELOPMENT
- MCBRIDE'S NEW CRESTWOOD NEIGHBORHOOD NEARING COMPLETION IN APRIL OF 2024 WITH A TOTAL OF 81 SINGLE-FAMILY HOMES
- NEARBY NATIONAL RETAILERS INCLUDE SCHNUCKS, PLANET FITNESS, ALDI AND KOHLS
- PYLON SIGNAGE AVAILABLE

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MARKET AERIAL

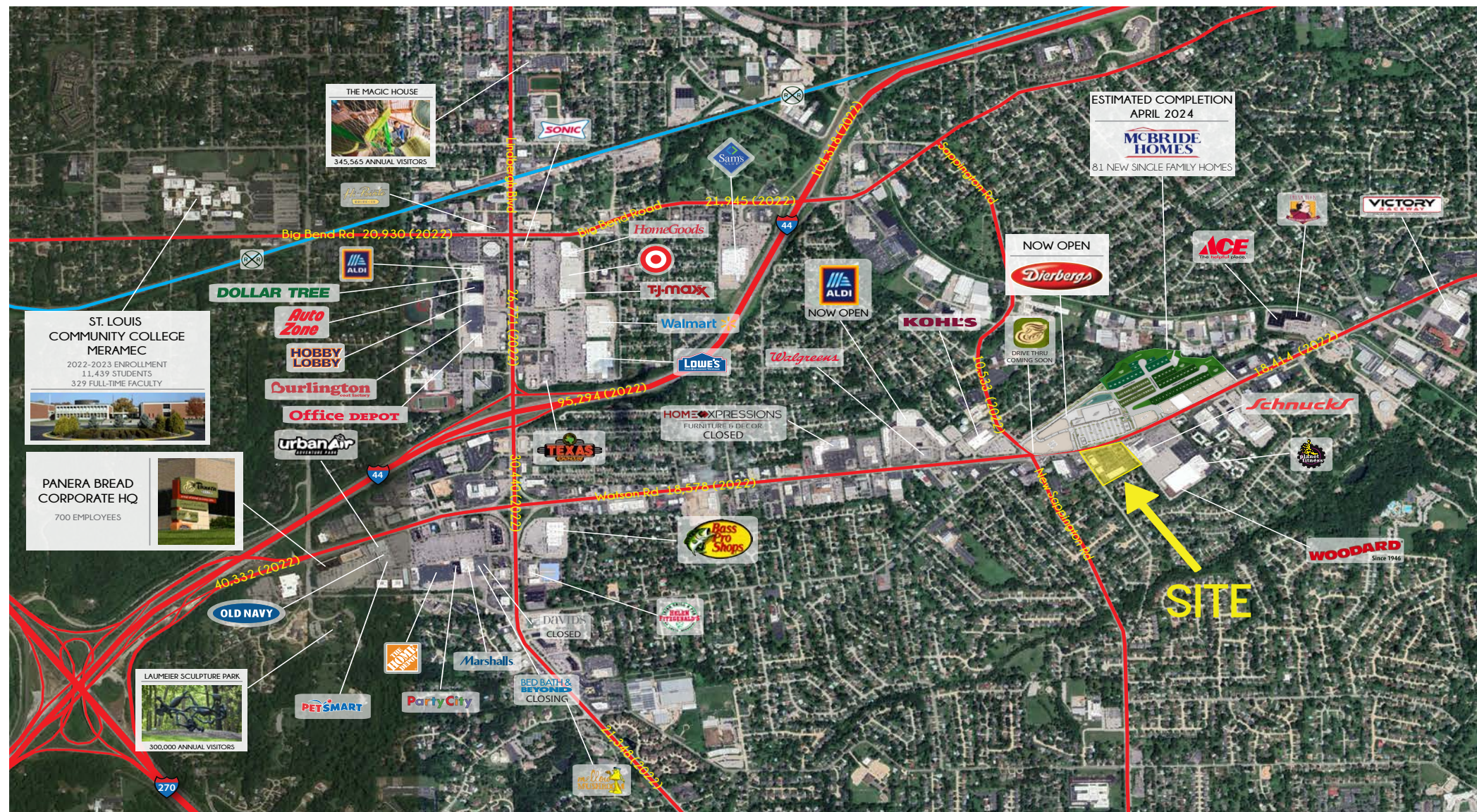
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