

L3

**WELCOME  
NEW TENANT**

*nou nail bar*



## SAPPINGTON SQUARE

9590 WATSON RD CRESTWOOD, MO 63126

**ONE REMAINING 2,400 SF SUITE AVAILABLE!**









# SAPPINGTON SQUARE

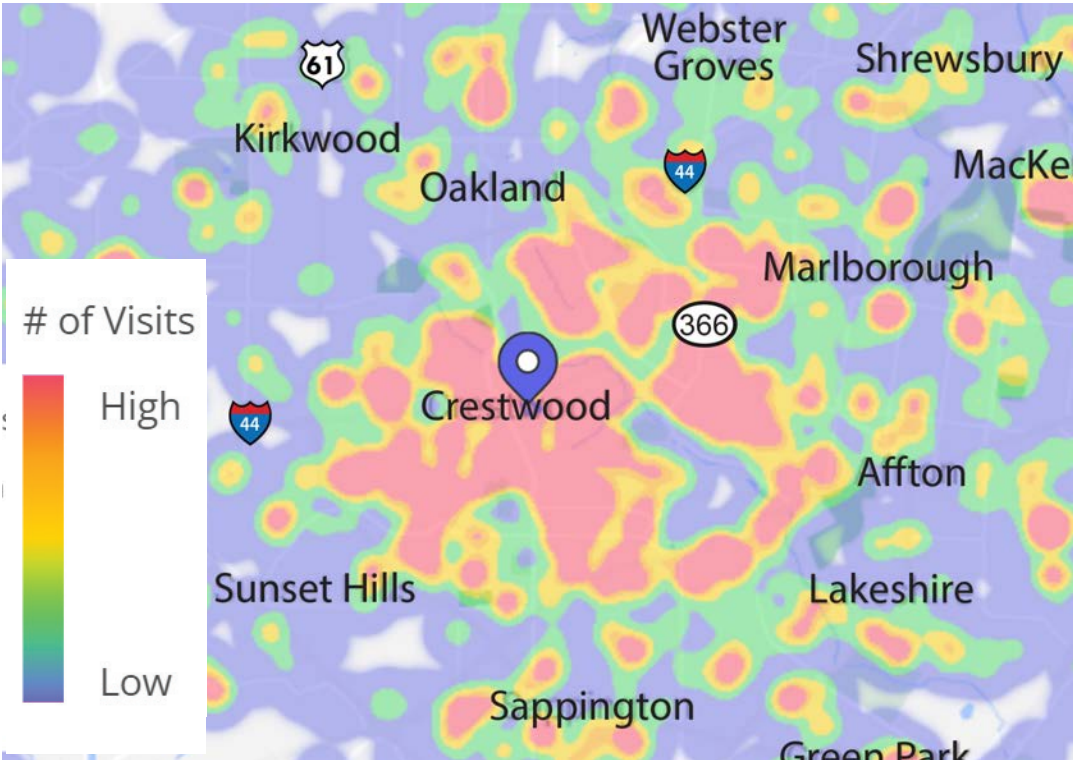
## DEMOGRAPHICS

PLEASE CONTACT: L <sup>3</sup> CORPORATION		
LAYLA MABIE	ALANA MOYLAN	RICK SPECTOR
314.282.9883 (DIRECT)	314.282.9830 (DIRECT)	314.282.9827 (DIRECT)
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LAYLA@L3CORP.NET	ALANA@L3CORP.NET	RICK@L3CORP.NET




- GO TO:
- SITE PLAN
- PICTURES
- MARKET AERIAL

VISIT METRICS JULY 1 <sup>st</sup> , 2024 - JUNE 30 <sup>th</sup> , 2025 ● DATA PROVIDED BY PLACER			
VISITS/YEAR	VISITORS	VISIT FREQUENCY	AVG. DWELL TIME
			
444.7 K	118.3 K	3.77	41 MIN

### HEAT MAP ● PER PLACER.AI



### POPULATION ANALYSIS

		1 MILE	3 MILES	5 MILES
POPULATION		10,465	87,870	217,564
HOUSEHOLDS		4,368	37,045	93,425
AVG HH INCOME		\$106,067	\$111,685	\$105,605



VIEW & DOWNLOAD:  
PLACER.AI REPORT  
DEMO REPORT

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# SAPPINGTON SQUARE

## SITE PLAN

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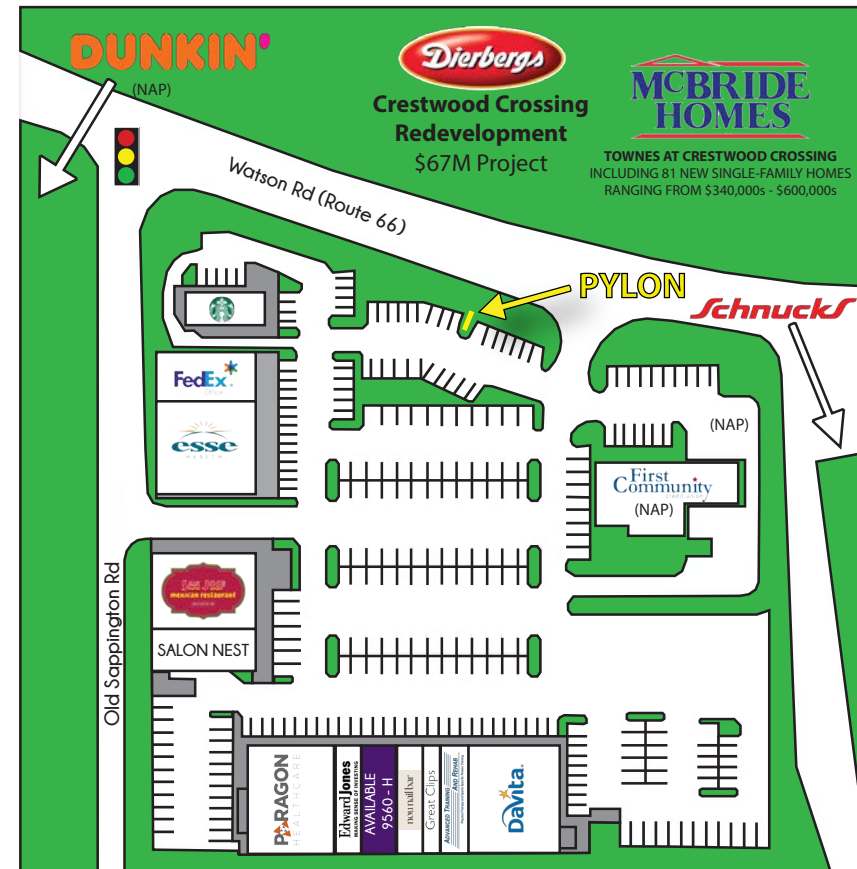
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SPACE	TENANT	SF
9560-A	DAVITA DIALYSIS	6,280
9560-D	ADVANCED TRAINING & REHAB	2,920
9560-F	GREAT CLIPS	1,200
9560-G	NOU NAIL BAR	1,600
9560-H	AVAILABLE	2,400
9560-I	EDWARD JONES	1,200
9560-J & K	PARAGON HEALTHCARE	3,600
9570-A	SALON NEST	2,400
9570-B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

SUITE H VIRTUAL  
WALKTHROUGH:



- PRIME VISIBILITY – LOCATED ON WATSON ROAD WITH 17,494 VPD.
- SHARED SIGNALIZED ACCESS – DIRECT ENTRY ALONGSIDE THE NEW DIERBERGS DEVELOPMENT, FEATURING CRUMBL COOKIES, CLUB PILATES, AND ANDY'S FROZEN CUSTARD. KATIE'S PIZZA & PASTA AND A NEW SYBERG'S MEXICAN RESTAURANT ARE CURRENTLY UNDER CONSTRUCTION.
- GROWING RESIDENTIAL COMMUNITY – DIRECTLY ACROSS FROM MCBRIDE'S CRESTWOOD NEIGHBORHOOD, WHICH FEATURES 81 SINGLE-FAMILY HOMES.
- STRONG RETAIL PRESENCE – SURROUNDED BY NATIONAL RETAILERS, INCLUDING SCHNUCKS, PLANET FITNESS, ALDI, AND KOHL'S.
- PYLON SIGNAGE AVAILABLE – MAXIMIZE VISIBILITY WITH PREMIUM SIGNAGE OPPORTUNITIES.

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## PICTURES

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## MARKET AERIAL

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