

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: L³ CORPORATION

LAYLA MABIE

314.282.9883 (DIRECT)

314.399.0282 (MOBILE)

LAYLA@L3CORP.NET

RICK SPECTOR

314.282.9827 (DIRECT)

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GO TO:
SITE PLAN

PICTURES

MARKET AERIAL

VISIT METRICS JULY 1st, 2024 - JUNE 30th, 2025 • DATA PROVIDED BY PLACER

VISITS/YEAR



444.7 K

VISITORS



118.3 K

VISIT FREQUENCY



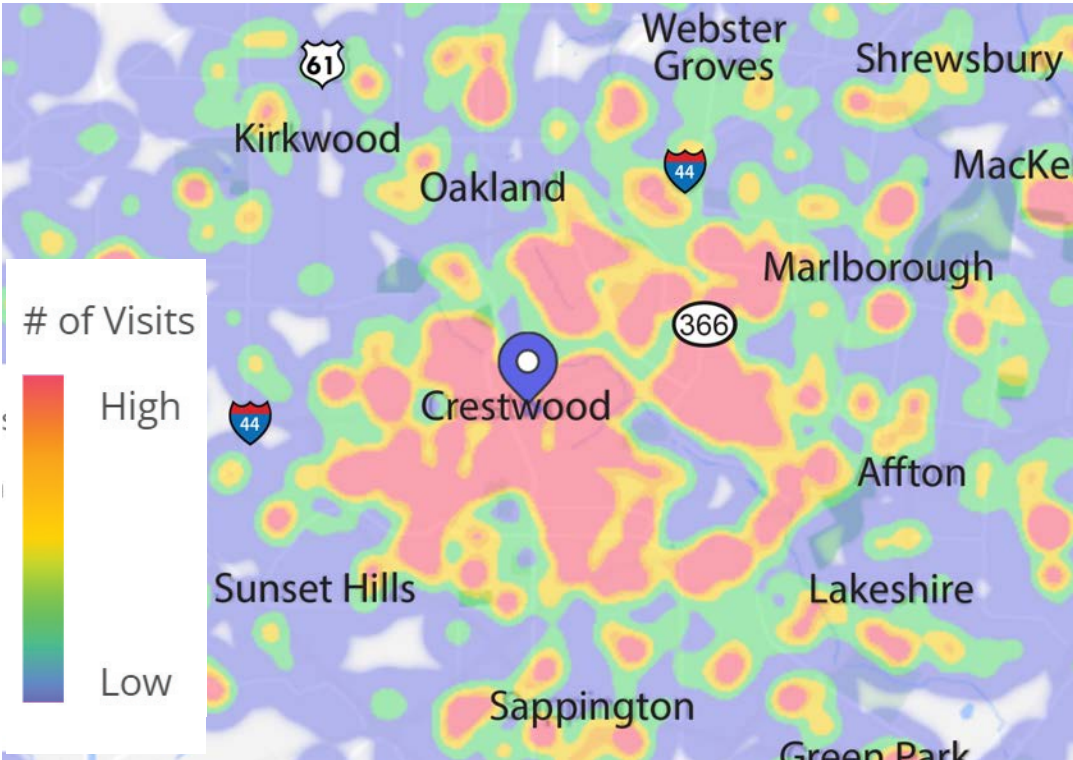
3.77

AVG. DWELL TIME



41 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

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



VIEW & DOWNLOAD:
PLACER.AI REPORT
DEMO REPORT

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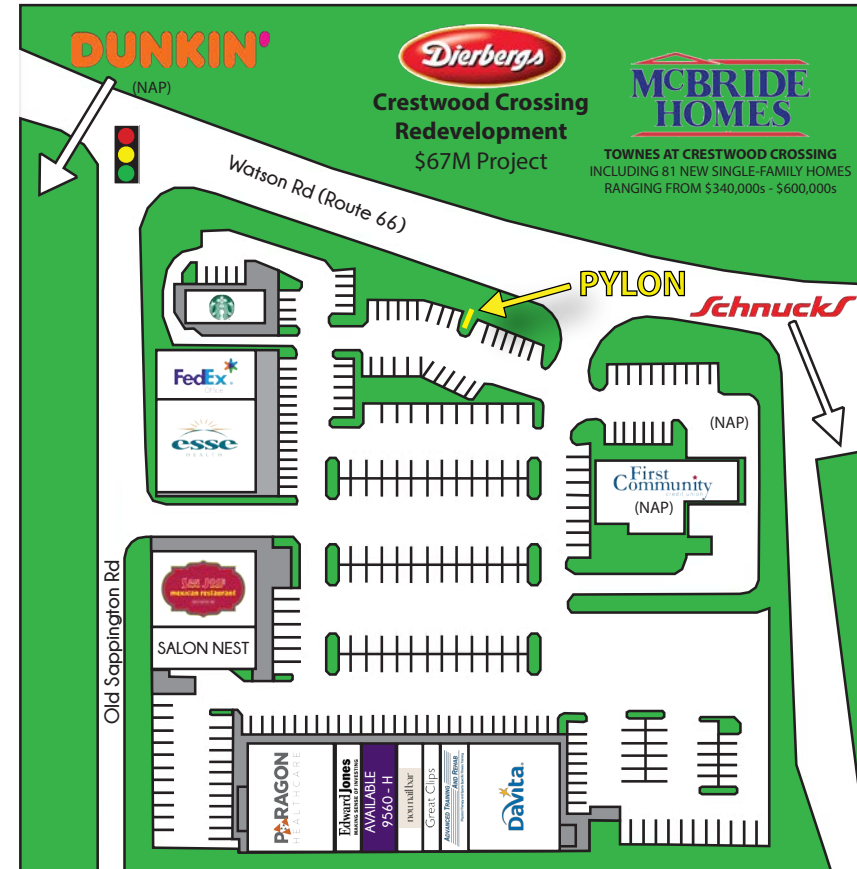
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SPACE	TENANT	SF
9560-A	DAVITA DIALYSIS	6,280
9560-D	ADVANCED TRAINING & REHAB	2,920
9560-F	GREAT CLIPS	1,200
9560-G	NOU NAIL BAR	1,600
9560-H	AVAILABLE	2,400
9560-I	EDWARD JONES	1,200
9560-J & K	PARAGON HEALTHCARE	3,600
9570-A	SALON NEST	2,400
9570-B	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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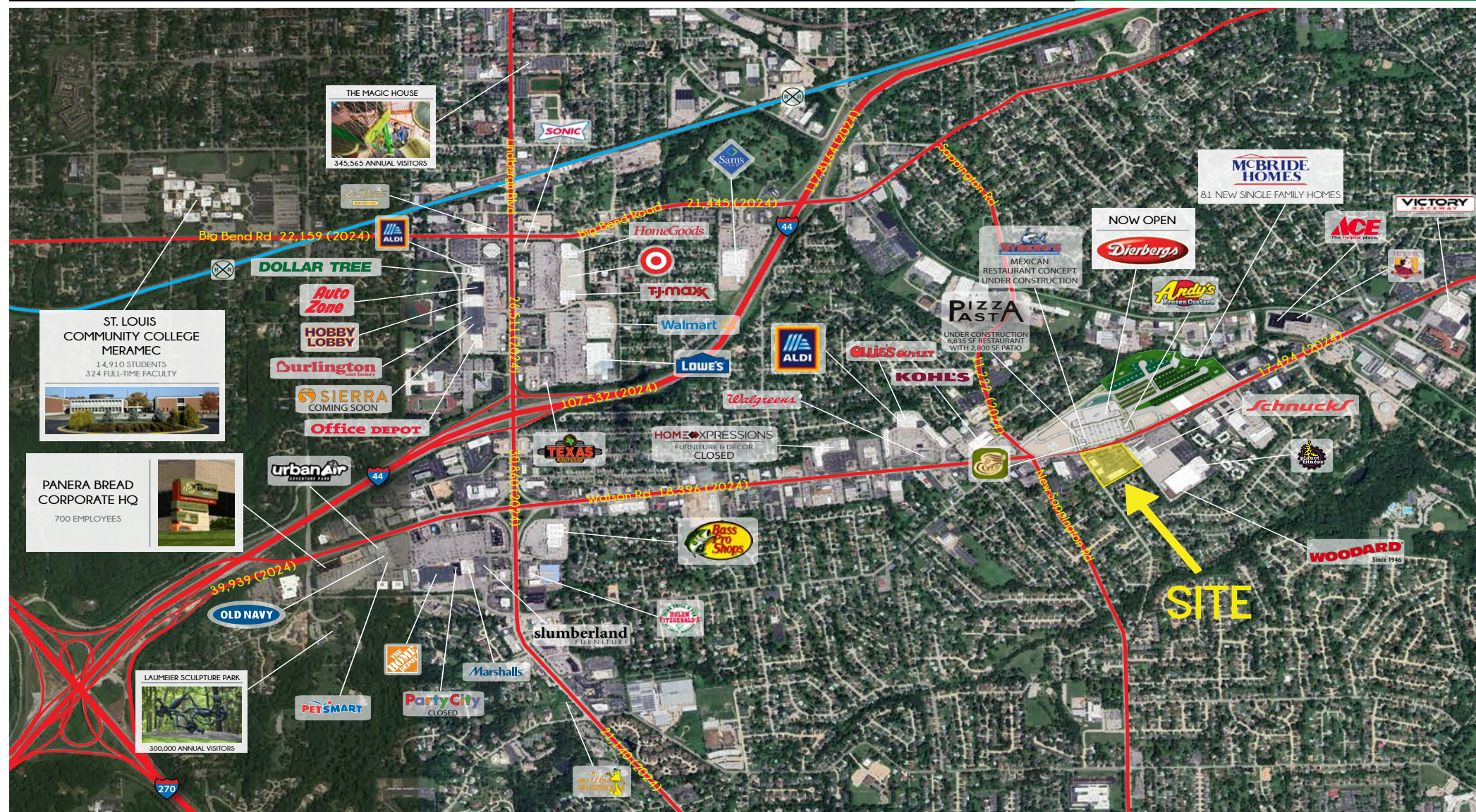
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