

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

314.282.9838 (DIRECT)

314.399.0282 (MOBILE)

LAYLA@L3CORP.NET

RICK SPECTOR

314.282.9827 (DIRECT)

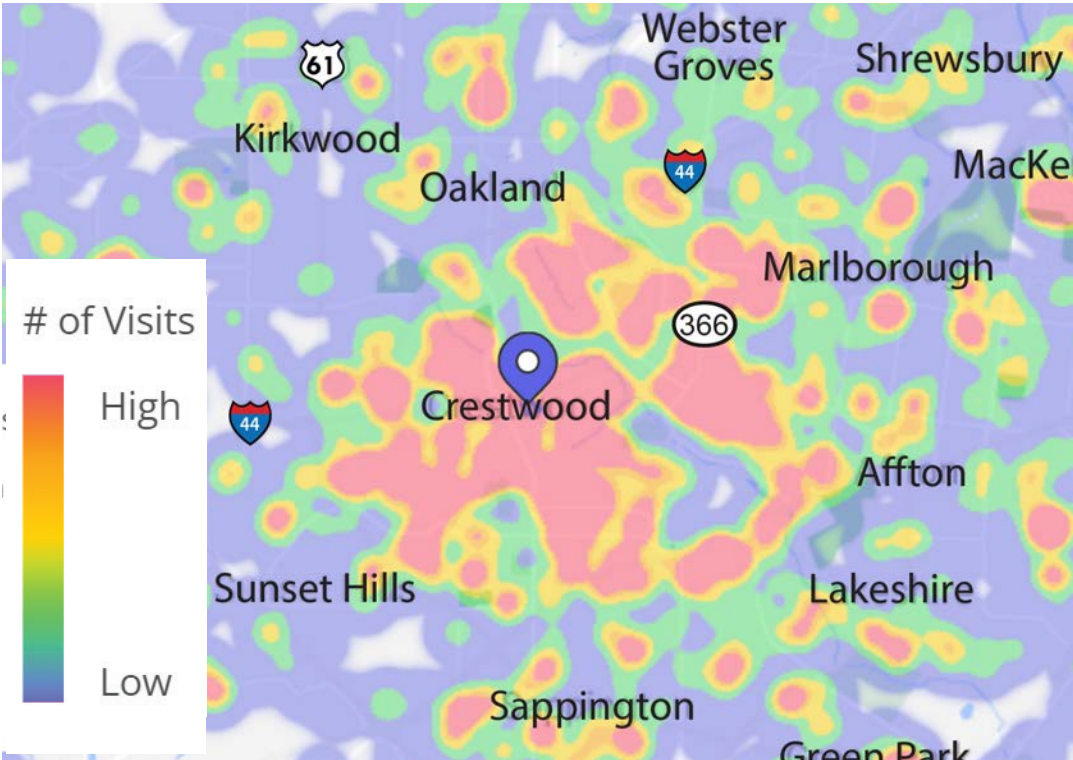
314.708.2009 (MOBILE)

RICK@L3CORP.NET

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

VISIT METRICS JULY 1st, 2024 - JUNE 30th, 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				
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

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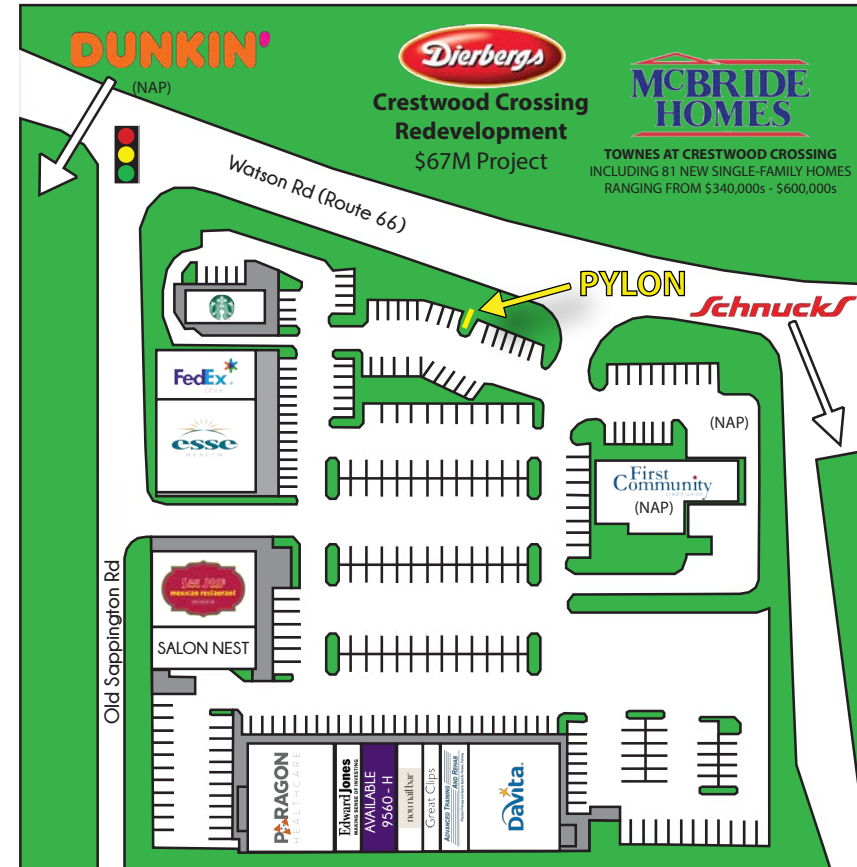
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SPACE	TENANT	SF
9560-A	DAVITA DIALYSIS	6,280
9560-D	ADVANCED TRAINING & REHAB	2,920
9560-F	GREAT CLIPS	1,200
9560-G	NOU NAIL BAR	1,600
9560-H	AVAILABLE	2,400
9560-I	EDWARD JONES	1,200
9560-J & K	PARAGON HEALTHCARE	3,600
9570-A	SALON NEST	2,400
9570-B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