

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:

LAYLA MABIE

314.282.9838 (DIRECT)

314.399.0282 (MOBILE)

LMABIE@L3CORPORATION.COM

L<sup>3</sup> CORPORATION





RICK SPECTOR

314.282.9827 (DIRECT)

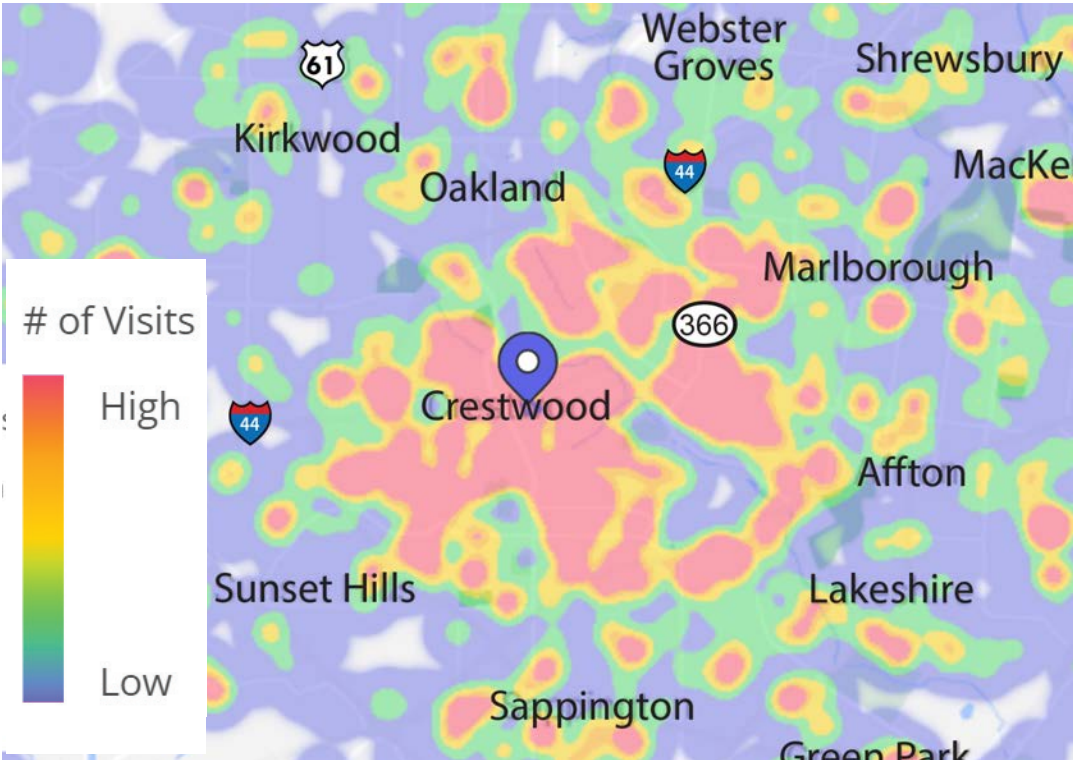
314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM




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

VISIT METRICS <small>JULY 1<sup>st</sup>, 2024 - JUNE 30<sup>th</sup>, 2025</small> • 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

		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
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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## SITE PLAN

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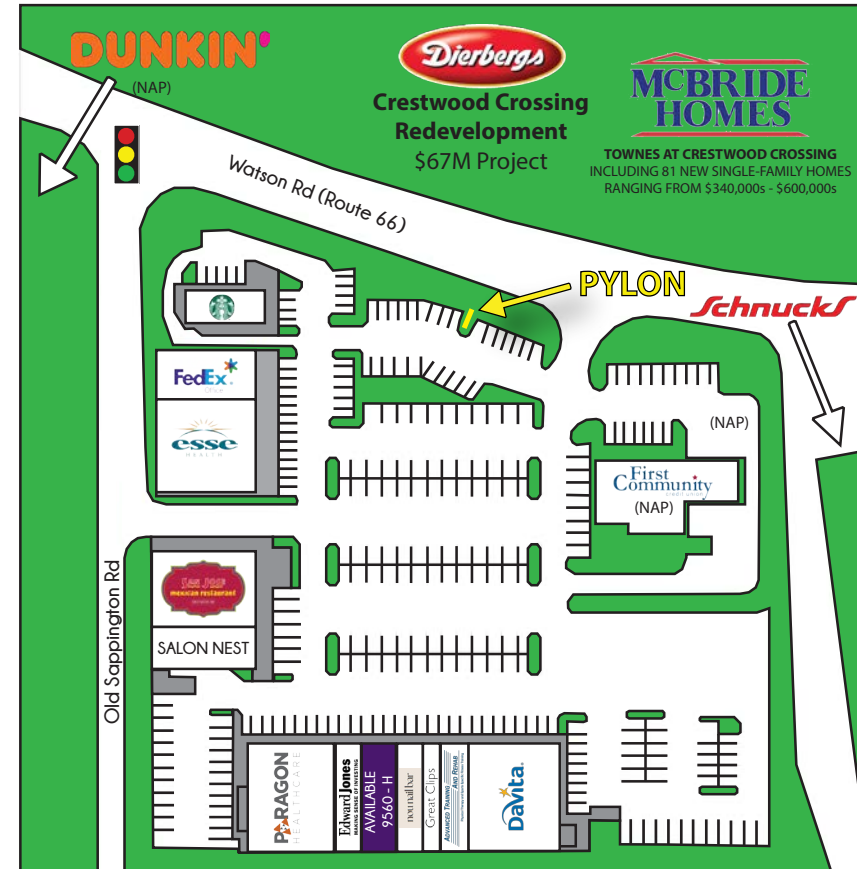
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SPACE	TENANT	SF
9560-A	DAVITA DIALYSIS	6,280
9560-D	ADVANCED TRAINING & REHAB	2,920
9560-F	GREAT CLIPS	1,200
9560-G	NOU NAIL BAR	1,600
9560-H	AVAILABLE	2,400
9560-I	EDWARD JONES	1,200
9560-J & K	PARAGON HEALTHCARE	3,600
9570-A	SALON NEST	2,400
9570-B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