



**WELCOME  
NEW TENANT**

nou nail bar



**SAPPINGTON SQUARE**

9590 WATSON RD CRESTWOOD, MO 63126

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

**XTEAM**  
RETAIL ADVISORS

# SAPPINGTON SQUARE

## DEMOGRAPHICS

PLEASE CONTACT:

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314.282.9838 (DIRECT)

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GO TO:

SITE PLAN

PICTURES

MARKET AERIAL

## VISIT METRICS

JAN 1<sup>st</sup>, 2025 - DEC 31<sup>st</sup>, 2025 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



571.1 K

VISITORS



130.4 K

VISIT FREQUENCY



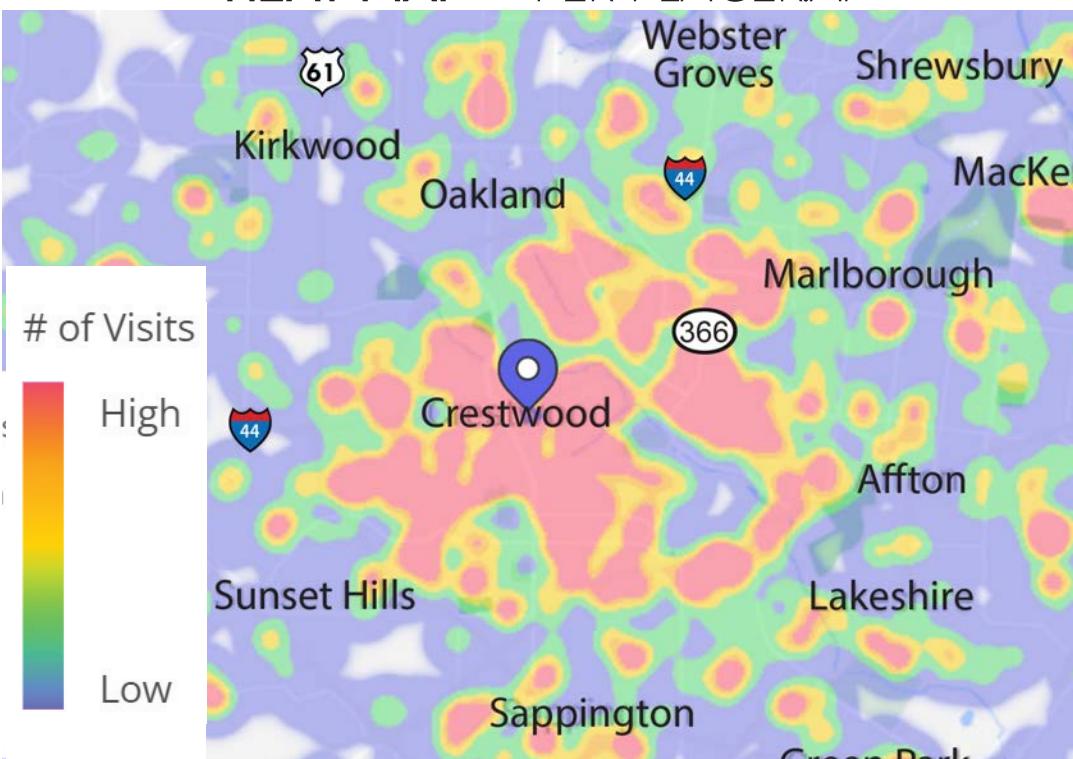
4.38

AVG. DWELL TIME



35 MIN

## HEAT MAP • PER PLACER.AI



## POPULATION ANALYSIS

POPULATION



1 MILE

10,465

3 MILES

87,870

5 MILES

217,564

HOUSEHOLDS



1 MILE

4,368

3 MILES

37,045

5 MILES

93,425

AVG HH INCOME



1 MILE

\$106,067

3 MILES

\$111,685

5 MILES

\$105,605



VIEW & DOWNLOAD:  
PLACER.AI REPORT

DEMO REPORT

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## SITE PLAN

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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	NOU NAIL BAR	1,600
<b>9560-H</b>	<b>AVAILABLE</b>	<b>2,400</b>
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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