



WELCOME  
NEW TENANT

**Sarpino's**<sup>®</sup>  
PIZZERIA



## SAPPINGTON SQUARE

9590 WATSON RD CRESTWOOD, MO 63126

FULLY LEASED SHOPPING CENTER!

**XTEAM**  
RETAIL ADVISORS

# SAPPINGTON SQUARE

## DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

LAYLA MABIE

RICK SPECTOR

314.282.9838 (DIRECT)

314.282.9827 (DIRECT)

314.399.0282 (MOBILE)

314.708.2009 (MOBILE)

LMABIE@L3CORPORATION.COM

RSPECTOR@L3CORPORATION.COM

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

VISITS/YEAR



571.1 K

VISITORS



130.4 K

VISIT FREQUENCY



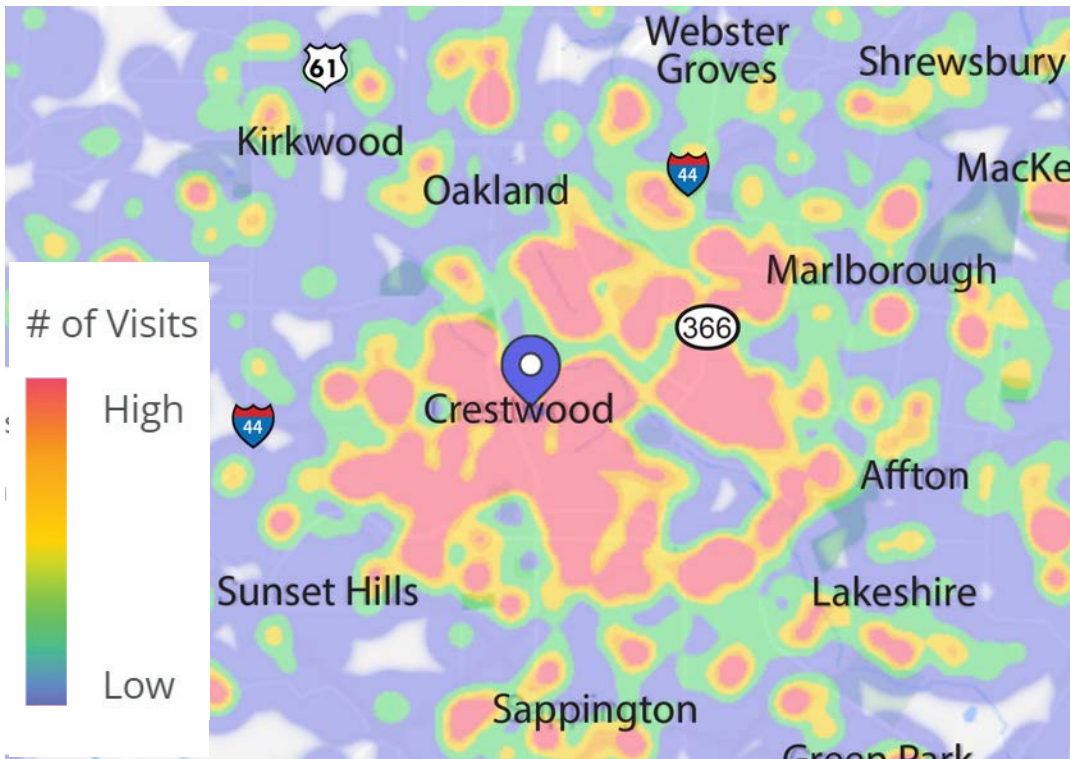
4.38

AVG. DWELL TIME



35 MIN

## HEAT MAP • PER PLACER.AI



## POPULATION ANALYSIS

	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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## SITE PLAN

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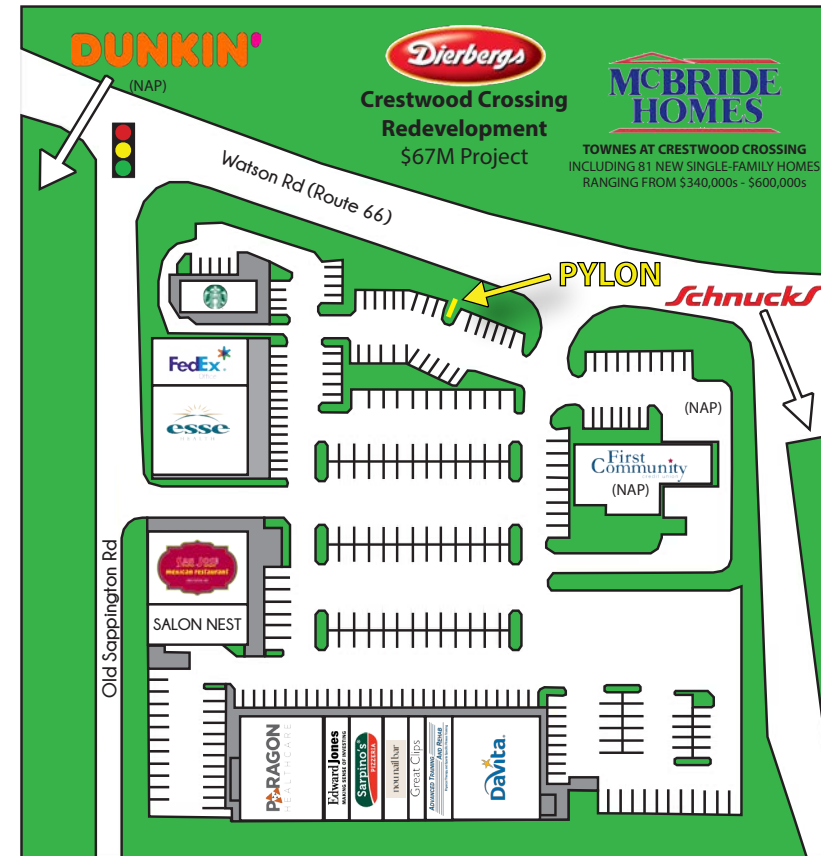
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SPACE	TENANT	SF
9560-A	DAVITA DIALYSIS	6,280
9560-D	ADVANCED TRAINING & REHAB	2,920
9560-F	GREAT CLIPS	1,200
9560-G	NOU NAIL BAR	1,600
9560-H	SARPINO'S PIZZERIA	2,400
9560-I	EDWARD JONES	1,200
9560-J & K	PARAGON HEALTHCARE	3,600
9570-A	SALON NEST	2,400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



- PRIME VISIBILITY – LOCATED ON WATSON ROAD WITH 17,707 VPD.
- SHARED SIGNALIZED ACCESS – DIRECT ENTRY ALONGSIDE THE NEW DIERBERGS DEVELOPMENT, FEATURING CRUMBL COOKIES, CLUB PILATES, ANDY'S FROZEN CUSTARD, KATIE'S PIZZA & PASTA AND NEW SYBERG'S MEXICAN RESTAURANT, THE MEXICAN.
- 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.

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## PICTURES

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## MARKET AERIAL

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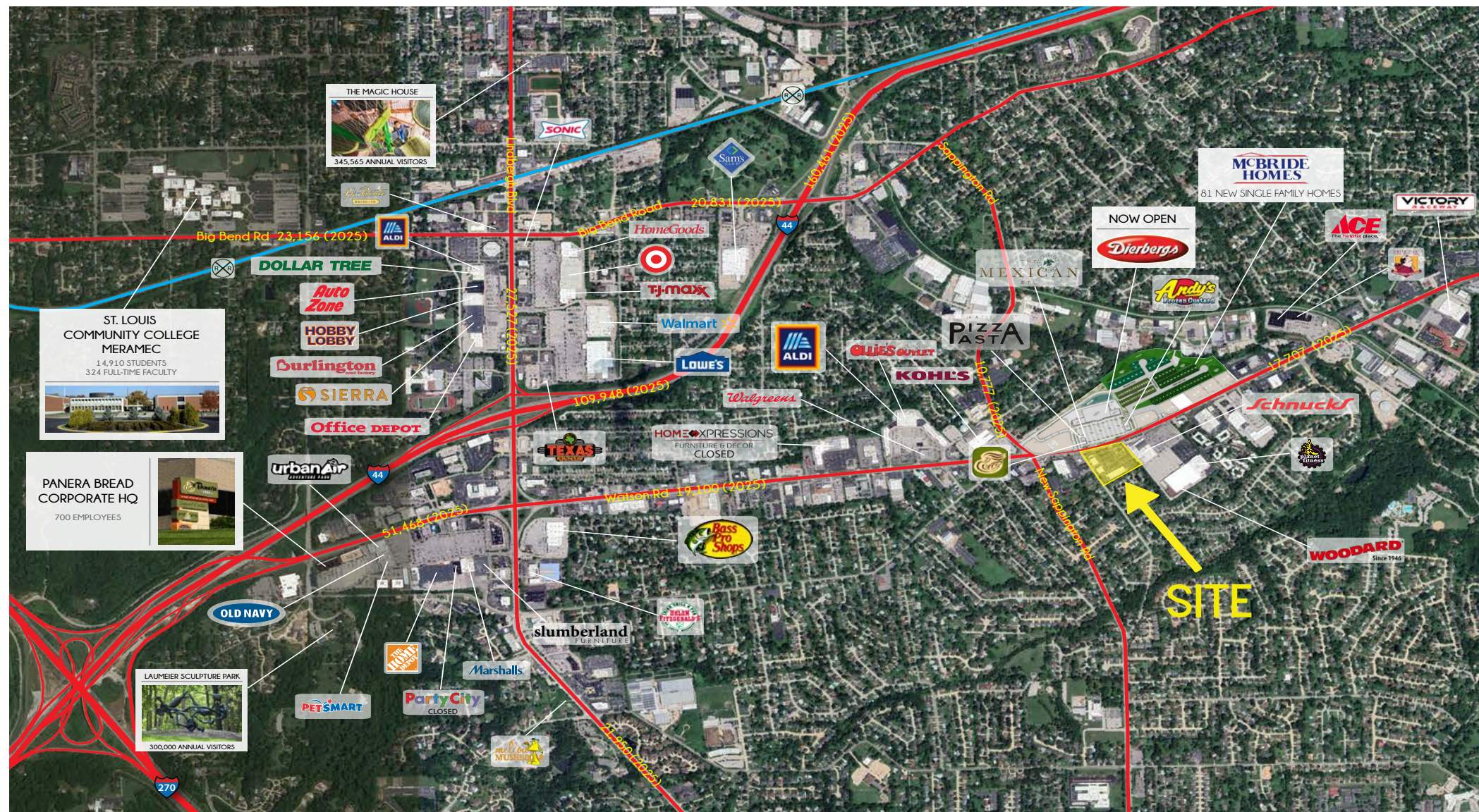
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