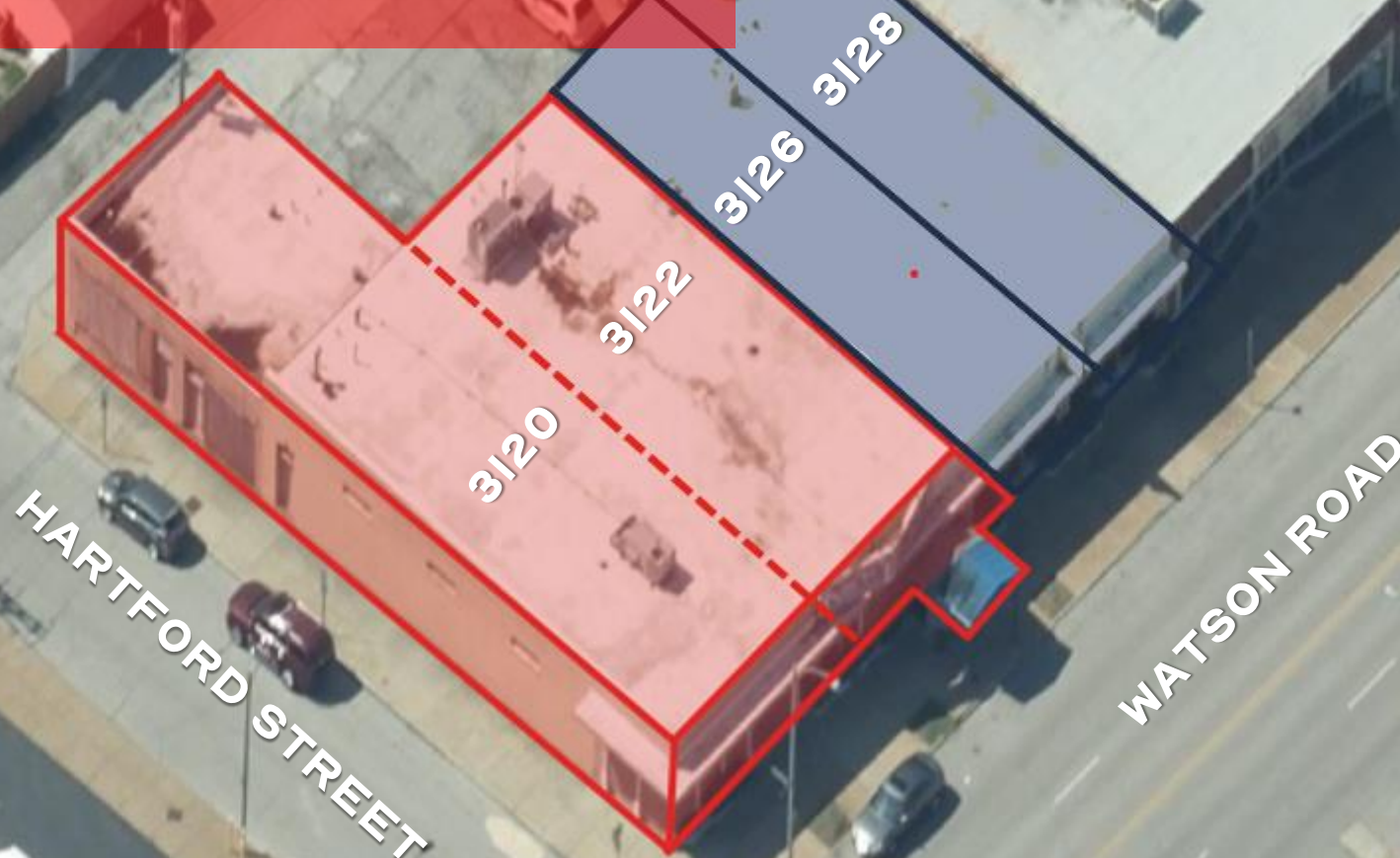


WATSON ROAD RETAIL BUILDING



SCAN HERE!



CALEB ANTHONIS

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3120-3128 WATSON ROAD

ST. LOUIS, MO 63109

2,500 S.F.-6,294 S.F. | \$12.00/S.F. N.N.N.

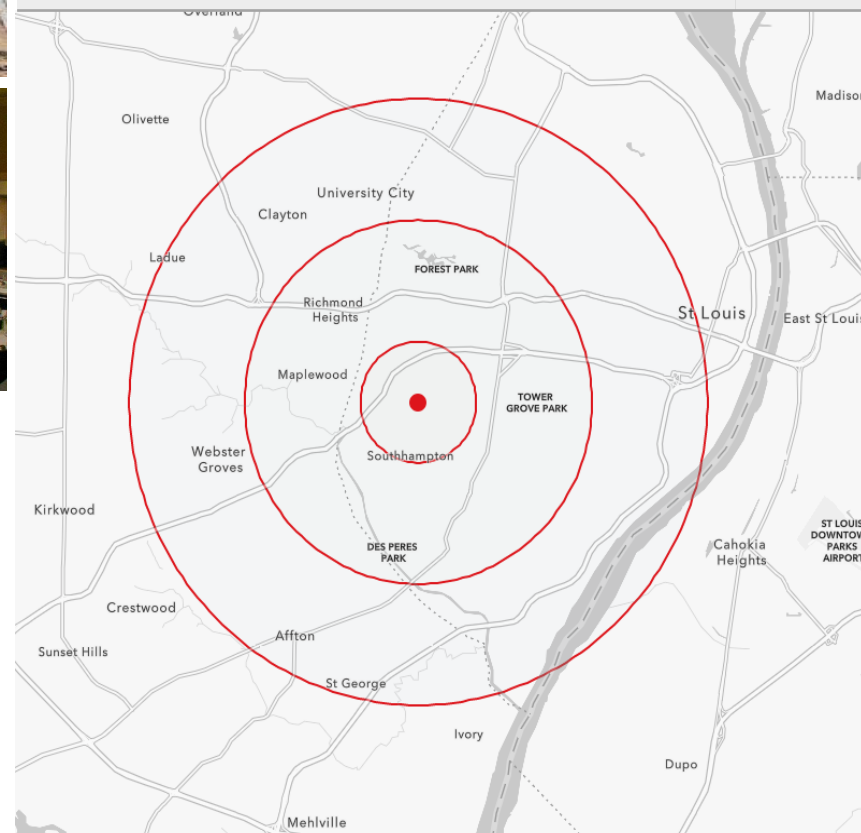
PROPERTY INFORMATION



- **2,500 S.F.-6,294 S.F. — TURN-KEY RESTAURANT SPACE**
 - **FORMER SPIRO'S RESTAURANT WITH FF&E**
 - **SPACE HAS A LARGE DINING AREA WITH A BANQUET DINING AREA, RESTROOMS, A BAR AREA, AND A LARGE KITCHEN IN THE REAR PART OF THE RESTAURANT**
- **PROPERTY ZONED: "F" NEIGHBORHOOD COMMERCIAL**
- **LOCATED IN THE ICONIC ST. LOUIS HILLS NEIGHBORHOOD**
- **POPULATION OF 152,693 WITH 72,676 HOUSEHOLDS (3-MILE RADIUS)**

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		16,663	152,676	391,860
HOUSEHOLDS		8,507	75,740	183,699
AVERAGE HH INCOME		\$93,333	\$92,949	\$95,788



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PROPERTY INFORMATION



RETAIL SPACE

SUITE	S.F.	STATUS
3120	3,794	AVAILABLE
3122	2,500	AVAILABLE
3126	-	LEASED
3128	-	LEASED



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