

FOR LEASE

9,294 Square Foot Retail Property

With Turnkey Restaurant Space

\$12.00 / SF NNN

St. Louis Hills

3120-3128 Watson Road. ST. LOUIS, MO 63139



HARTFORD STREET

WATSON ROAD

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- **\$12.00 / SF NNN**
- **9,294 Square Foot Retail Property For Lease**
- 6,294SF – Turnkey Restaurant Space
(former Spiro's Restaurant) with FF&E
- 3,000SF – Retail Space for Lease in White-Box
Condition Iconic St. Louis Hills location,
near intersection of Watson and Arsenal Roads



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- Population of 152,693 with 72,676 Households (3-mile radius)
- Average Household Incomes of \$85,144 (3-mile radius)
- Notable area restaurants include Trattoria Marcella, Chris' Pancake House, Pint Sized Bakery, Kounter Kulture, LaRusso's, Pietro's and many more.
- Over 11,600 V.P.D. on Watson, 2,738 on Arsenal, and 39,192 on Hampton Avenue.