



**RETAIL PADS AT
THE WAYNE**

EDDIE CHERRY

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

**8800 WATSON ROAD
CRESTWOOD, MO 63119**

LOT 1 — 0.94 ACRES @ \$950,000

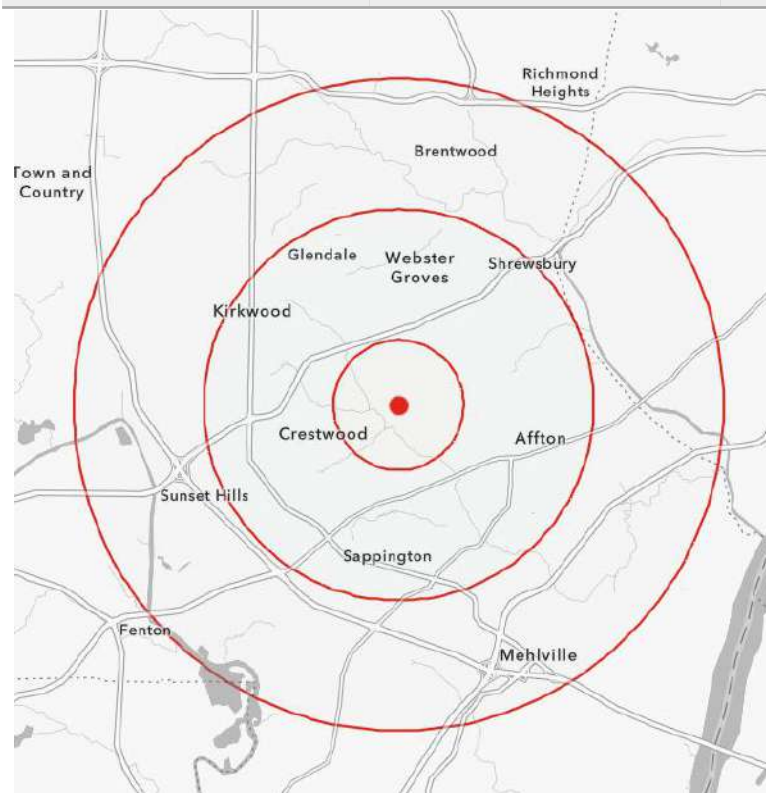
LOT 2 — 0.82 ACRES @ \$610,929

PROPERTY INFORMATION



- NEW \$50M APARTMENT DEVELOPMENT FEATURING 265 LUXURY UNITS
- BOOMING CRESTWOOD MARKET EXPERIENCING SIGNIFICANT GROWTH
- TWO (2) PAD READY LOTS AVAILABLE FOR VERTICAL DEVELOPMENT
- EXCELLENT DIRECT EXPOSURE TO OVER 17,906 VEHICLES PER DAY ON WATSON ROAD
- MULTIPLE ACCESS POINTS INCLUDING SIGNALIZED INTERSECTION
- TREMENDOUS OPPORTUNITY FOR FREE-STANDING QSR, BANK, RETAIL OR SERVICE USE

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| POPULATION | 11,588 | 101,753 | 253,680 |
| HOUSEHOLDS | 5,000 | 43,762 | 114,074 |
| AVERAGE HH INCOME | \$152,601 | \$138,816 | \$131,430 |



EDDIE CHERRY

Phone: 314.647.6611 ext. 113
 Eddie@ManorRealEstate.com

**8800 WATSON ROAD
 CRESTWOOD, MO 63119
 LOT 1 — 0.94 ACRES @ \$950,000
 LOT 2 — 0.82 ACRES @ \$610,929**

SITE



EDDIE CHERRY

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

8800 WATSON ROAD
CRESTWOOD, MO 63119
LOT 1 — 0.94 ACRES @ \$950,000
LOT 2 — 0.82 ACRES @ \$610,929

AERIAL



THE WAYNE DEVELOPMENT
\$50M PROJECT
265 LUXURY APARTMENTS

CRESTVIEW SENIOR LIVING

MCBRIDE HOMES
CRESTWOOD CROSSING
81 NEW HOMES

EDDIE CHERRY

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

8800 WATSON ROAD
CRESTWOOD, MO 63119
LOT 1 — 0.94 ACRES @ \$950,000
LOT 2 — 0.82 ACRES @ \$610,929