



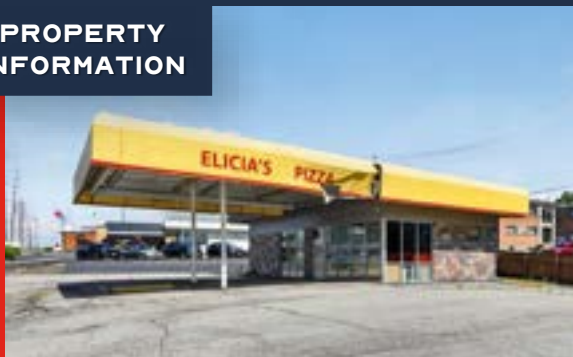
**FREESTANDING QSR ON .30
ACRES AT SIGNALIZED
INTERSECTION**

CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**8570 WATSON ROAD
WEBSTER GROVES, MO 63119
1,679 S.F. | \$6,500/MO N.N.N.**

PROPERTY INFORMATION



- **SIGNALIZED CORNER INTERSECTION — 33,000+ VPD AT WATSON & S. ELM / S. ROCK HILL**
- **PRIME WEBSTER GROVES LOCATION**
- **136' WATSON RD FRONTAGE + PROMINENT CORNER SIGNAGE OPPORTUNITY**
- **FREESTANDING BUILDING — QSR, MEDICAL, DENTAL, SERVICE RETAIL ALL VIABLE**
- **STRONG CO-TENANCY: WALGREENS, STEAK 'N SHAKE, CIRCLE K, DOMINO'S, BOCCARDI'S**
- **NEAR I-44; 8-MIN DRIVE TO SHREWSBURY-LANSDOWNE METROLINK**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,602	105,346	268,426
HOUSEHOLDS	5,191	45,471	122,058
AVERAGE HH INCOME	\$139,621	\$135,124	\$128,154



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