



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

**CALEB ANTHONIS**

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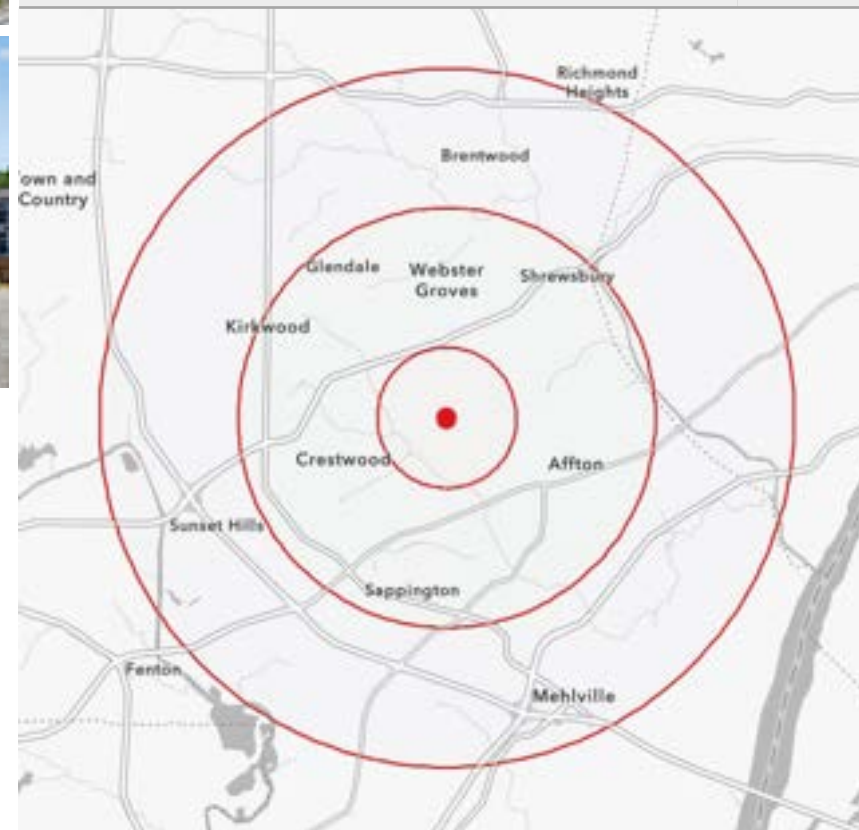
**8570 WATSON ROAD  
WEBSTER GROVES, MO 63119  
1,679 S.F. | \$750,000**

### PROPERTY INFORMATION



- SIGNALIZED CORNER INTERSECTION — 33,000+ VPD AT WATSON & S. ELM / S. ROCK HILL
- PRIME WEBSTER GROVES LOCATION
- RARE .30-ACRE SIGNALIZED CORNER SITE — 136' WATSON RD FRONTAGE
- FLEXIBLE FREESTANDING BUILDING — QSR, MEDICAL, DENTAL, SERVICE RETAIL, OR REDEVELOPMENT
- 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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