



# SAPPINGTON SQUARE

9590 WATSON RD CRESTWOOD, MO 63126

ONE REMAINING 2,400 SF SUITE AVAILABLE!





# SAPPINGTON SQUARE

## DEMOGRAPHICS

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

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L<sup>3</sup> CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

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GO TO:

SITE PLAN

PICTURES

MARKET AERIAL

## VISIT METRICS

MAY 1<sup>ST</sup>, 2023 - APR 30<sup>TH</sup>, 2024 • DATA PROVIDED BY PLACER.

VISITS/YEAR



503.4 K

VISITORS



122.2 K

VISIT FREQUENCY



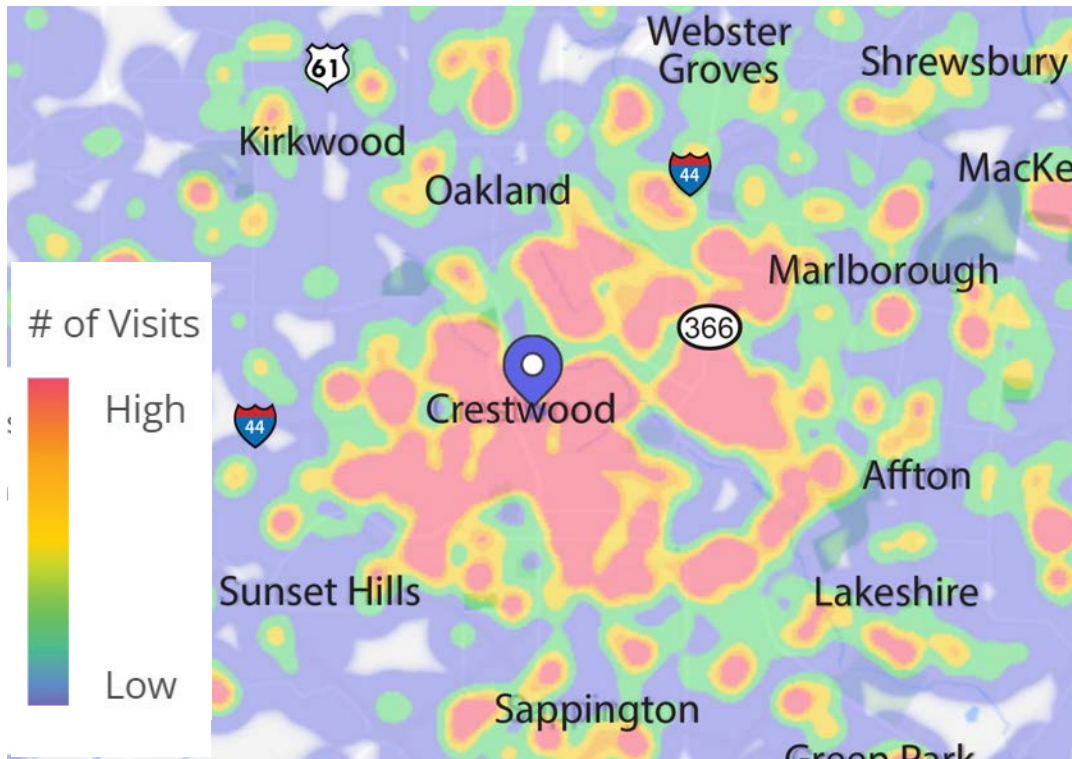
4.12

AVG. DWELL TIME



33 MIN

## HEAT MAP • PER PLACER.AI



## POPULATION ANALYSIS

	1 MILE	3 MILES	5 MILES
POPULATION	10,465	87,870	217,564
HOUSEHOLDS	4,368	37,045	93,425
AVG HH INCOME	\$106,067	\$111,685	\$105,605



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

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## SITE PLAN

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<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>
9560-A	DAVITA DIALYSIS	6,280
9560-D	ADVANCED TRAINING & REHAB	2,920
9560-F	GREAT CLIPS	1,200
9560-G	AT LEASE	1,600
9560-H	AVAILABLE	2,400
9560-I	EDWARD JONES	1,200
9560-J & K	PARAGON HEALTHCARE	3,600
9570-A	SALON NEST	2,400
9570-B	SAN JOSE MEXICAN RESTAURANT	4,800
9580-A	ESSE HEALTH	6,800
9580-E	FEDEX OFFICE	2,000
9590	STARBUCKS	1,750



- GREAT VISIBILITY FROM WATSON ROAD (19,189 VPD)
- SHARED SIGNALIZED ACCESS WITH NEW DIERBERGS DEVELOPMENT HOME TO NEW TENANTS CRUMBL COOKIES, CLUB PILATES, AND ANDY'S FROZEN CUSTARD. KATIE'S PIZZA & PASTA AND A NEW SYBERG'S MEXICAN RESTAURANT CONCEPT ARE BOTH UNDER CONSTRUCTION
- ACROSS THE STREET FROM MCBRIDE'S NEW CRESTWOOD NEIGHBORHOOD WITH A TOTAL OF 81 SINGLE-FAMILY HOMES
- NEARBY NATIONAL RETAILERS INCLUDE SCHNUCKS, PLANET FITNESS, ALDI AND KOHLS
- PYLON SIGNAGE AVAILABLE



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## PICTURES

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