



SAPPINGTON SQUARE

9590 WATSON RD CRESTWOOD, MO 63126

ONE REMAINING 2,400 SF SUITE AVAILABLE!



SAPPINGTON SQUARE

DEMOGRAPHICS

PLEASE CONTACT:

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L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

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GO TO:

SITE PLAN

PICTURES

MARKET AERIAL

VISIT METRICS

MAY 1ST, 2023 - APR 30TH, 2024 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



503.4 K

VISITORS



122.2 K

VISIT FREQUENCY



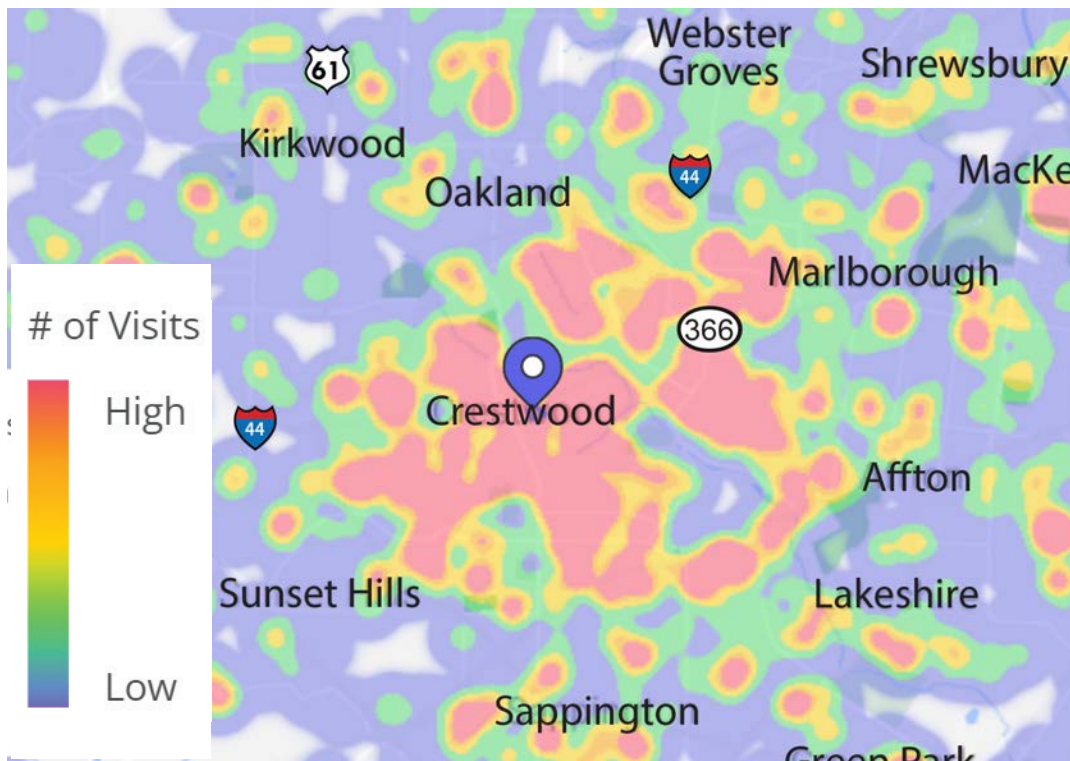
4.12

AVG. DWELL TIME



33 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

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



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

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SPACE	TENANT	SF
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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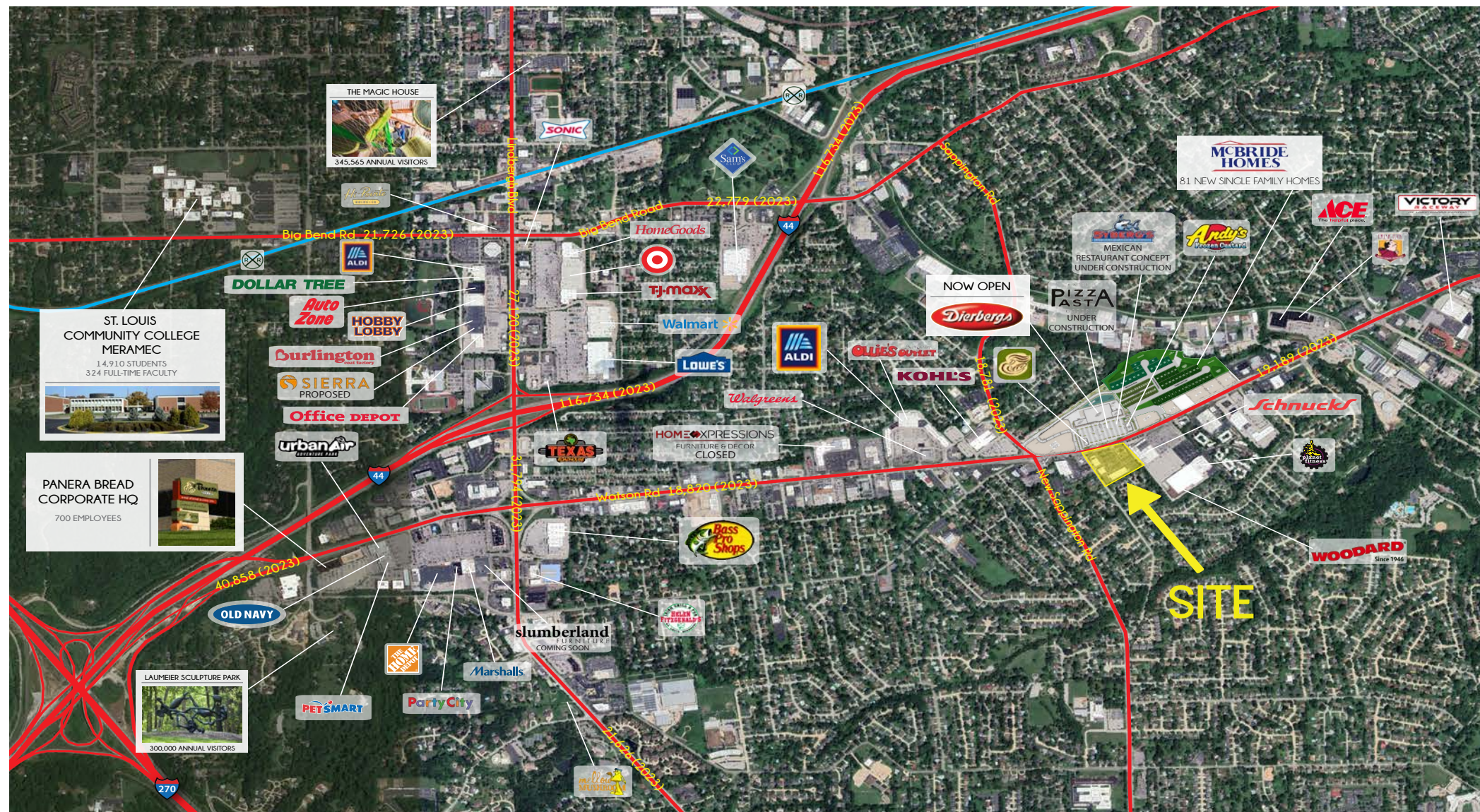
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