



YOUR SIGN HERE



PROPERTY IS BEING SOLD AS IS
WITH NO REPRESENTATIONS OR
WARRANTIES

9838 WATSON ROAD

SAINT LOUIS, MO 63126




**FULLY EQUIPPED 6,700 SQUARE FOOT RESTAURANT SPACE
AVAILABLE ALONG BUSY WATSON ROAD.**

9838 WATSON ROAD

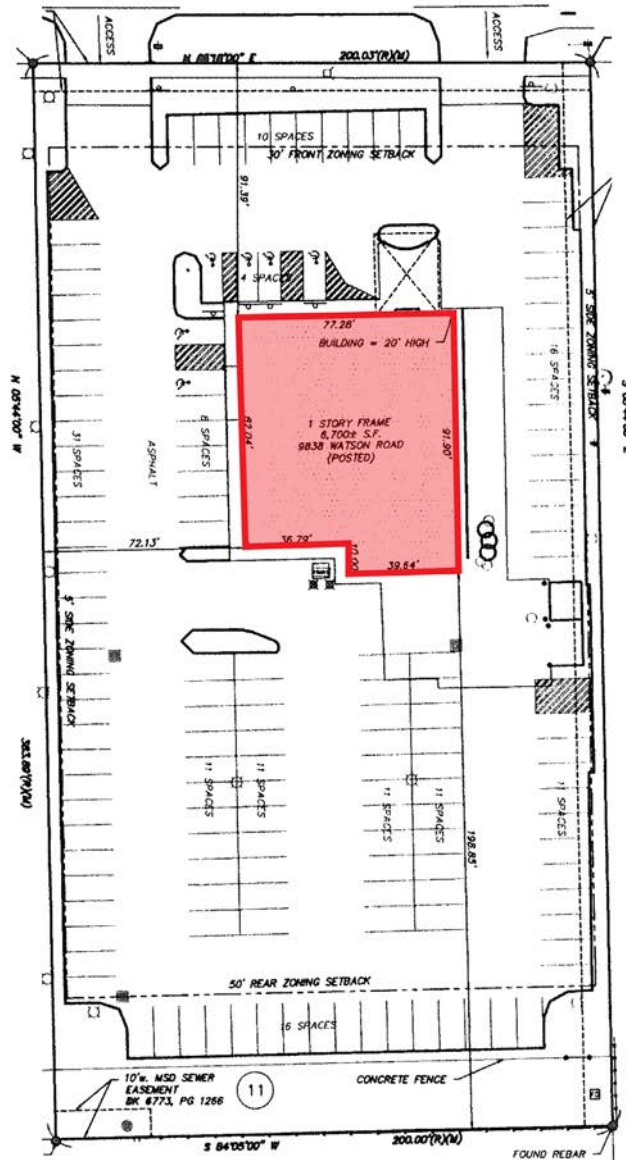
SURVEY & DEMOGRAPHICS

PLEASE CONTACT: L³ CORPORATION
KYLE STEINER
314.282.9835 (DIRECT)
314.313.6323 (MOBILE)
KYLE@L3CORP.NET

POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
		
<u>1 MILE</u>	<u>1 MILE</u>	<u>1 MILE</u>
9,440	3,866	\$102,864
<u>3 MILES</u>	<u>3 MILES</u>	<u>3 MILES</u>
74,469	31,977	\$119,251
<u>5 MILES</u>	<u>5 MILES</u>	<u>5 MILES</u>
197,662	84,623	\$112,433

VIEW &
DOWNLOAD:
DEMO REPORT



- FORMER RED LOBSTER RESTAURANT IS AVAILABLE FOR SUBLEASE WITH OVER 20 YEARS OF TERM REMAINING
- CONVENIENTLY LOCATED BETWEEN THE KIRKWOOD RETAIL TRADE AREA AND THE NEW DIERBERGS ANCHORED MULTI-USE DEVELOPMENT
- THE SPACE WILL COME FULLY EQUIPPED WITH LIGHTLY USED FURNITURE AND KITCHEN EQUIPMENT AVAILABLE FOR SUBTENANT'S USAGE
- CALL BROKER FOR DETAILS



9838 WATSON ROAD

INTERIOR PICTURES

PLEASE CONTACT: L³ CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KYLE@L3CORP.NET

BAR AREA



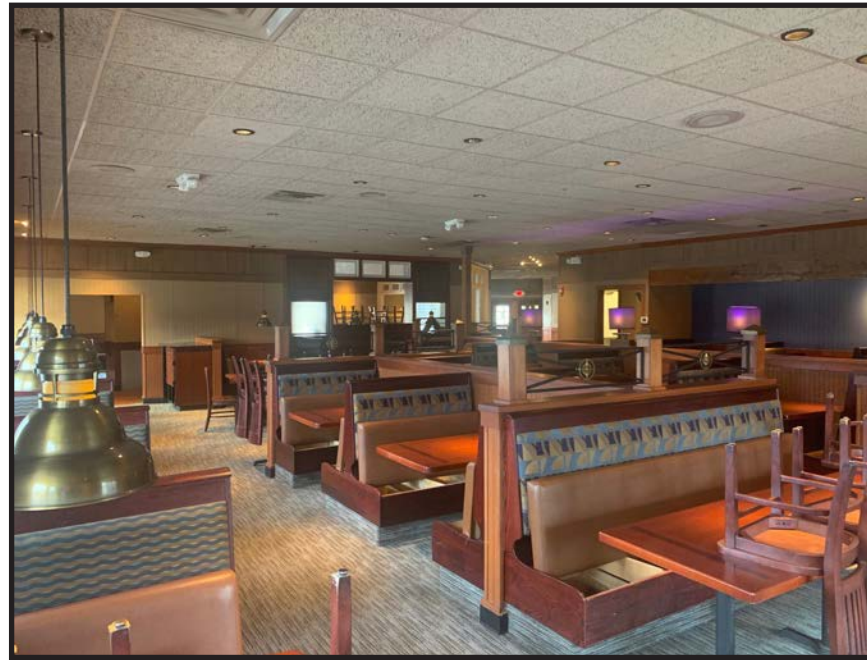
DINING AREA



KITCHEN



BATHROOM



9838 WATSON ROAD

MARKET AERIAL

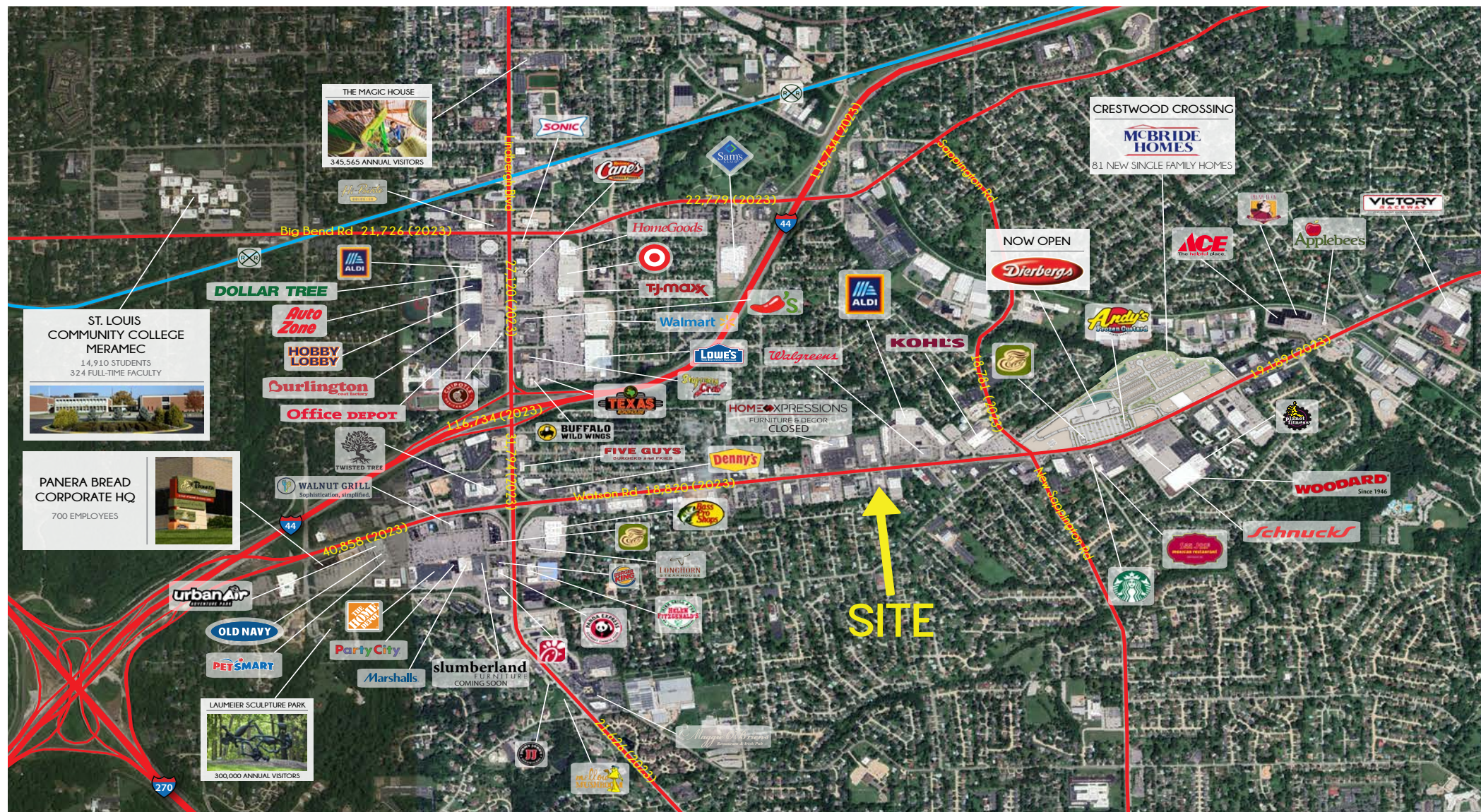
PLEASE CONTACT: L³ CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KYLE@L3CORP.NET



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.