



**RETAIL PADS AT
THE WAYNE**

EDDIE CHERRY

Phone: 314.647.6611 ext. 113
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**8800 WATSON ROAD
CRESTWOOD, MO 63119**

LOT 1 — 0.94 ACRES @ \$950,000

LOT 2 — 0.82 ACRES @ \$610,929

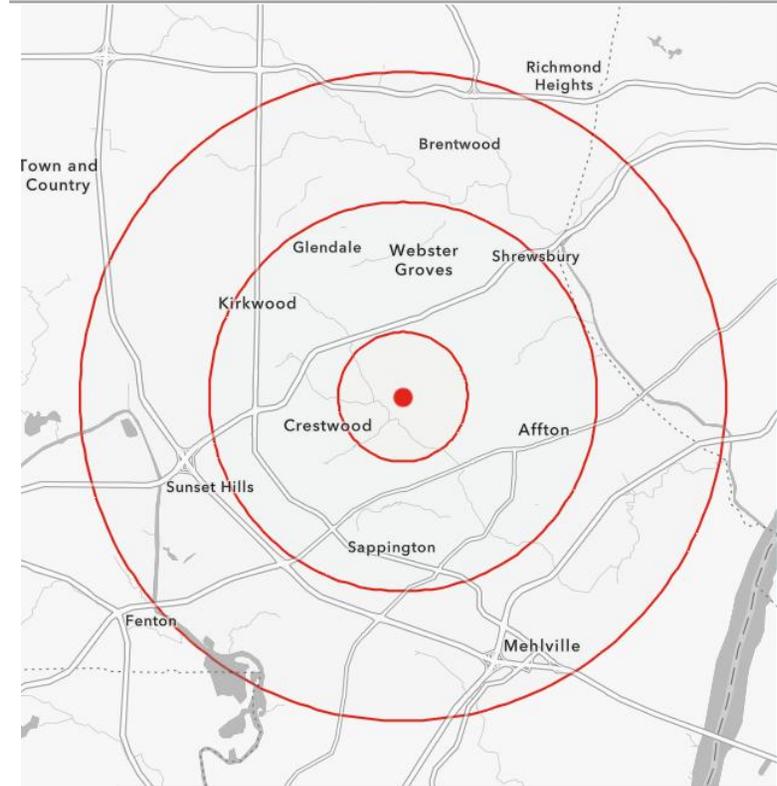
FOR SALE

PROPERTY INFORMATION



- **NEW \$50M APARTMENT DEVELOPMENT FEATURING 265 LUXURY UNITS**
- **BOOMING CRESTWOOD MARKET EXPERIENCING SIGNIFICANT GROWTH**
- **TWO (2) PAD READY LOTS AVAILABLE FOR VERTICAL DEVELOPMENT**
- **EXCELLENT DIRECT EXPOSURE TO OVER 17,906 VEHICLES PER DAY ON WATSON ROAD**
- **MULTIPLE ACCESS POINTS INCLUDING SIGNALIZED INTERSECTION**
- **TREMENDOUS OPPORTUNITY FOR FREE-STANDING QSR, BANK, RETAIL OR SERVICE USE**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,588	101,753	253,680
HOUSEHOLDS	5,000	43,762	114,074
AVERAGE HH INCOME	\$152,601	\$138,816	\$131,430



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SITE



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AERIAL



THE WAYNE DEVELOPMENT
\$50M PROJECT
265 LUXURY APARTMENTS

CRESTVIEW SENIOR LIVING

MCBRIDE HOMES
CRESTWOOD CROSSING
81 NEW HOMES

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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.