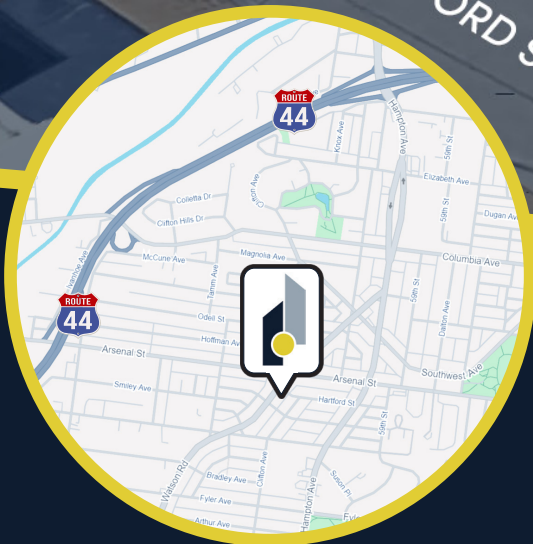


# MULTI-TENANT RETAIL PROPERTY FOR SALE OR LEASE



3120 Watson Rd  
Saint Louis, MO 63139





# Property Features



- 9,294 SF retail property with 6,294 of former restaurant space
- Zoned F (Neighborhood Commercial)



- Prime Location near the intersection of Arsenal and Watson Rd in the coveted St. Louis Hills Neighborhood of South St. Louis

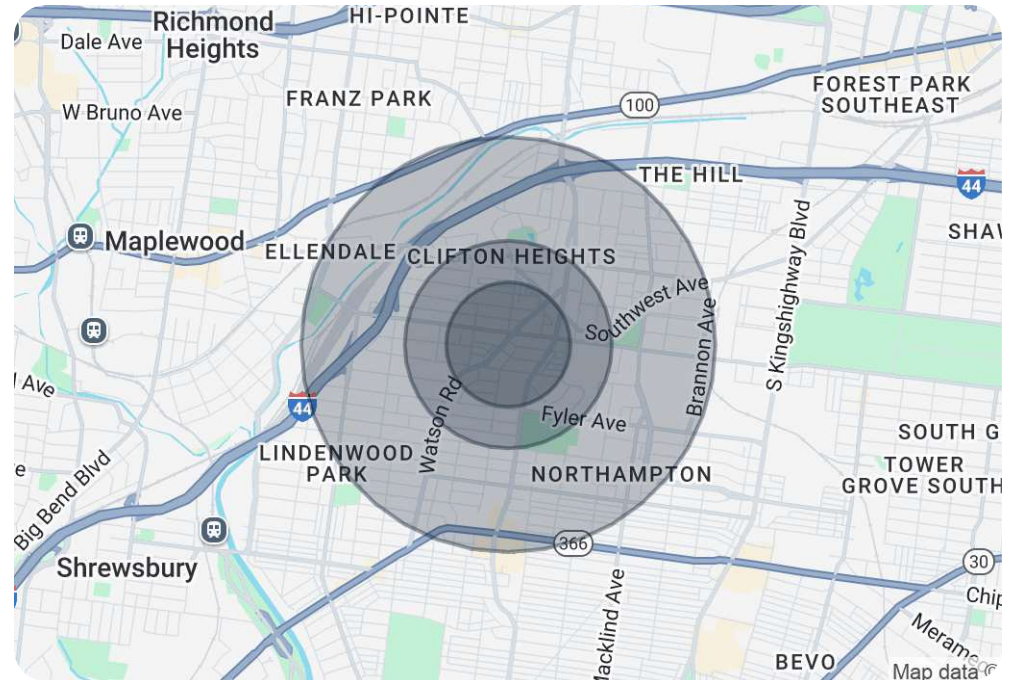




# Property History & Location Demographics



- The building was built in 1954 with portions renovated in 2022.
- The property was home to Spiro's restaurant for over 30 years.
- The property currently has two tenants both occupying 1,500 SF each.



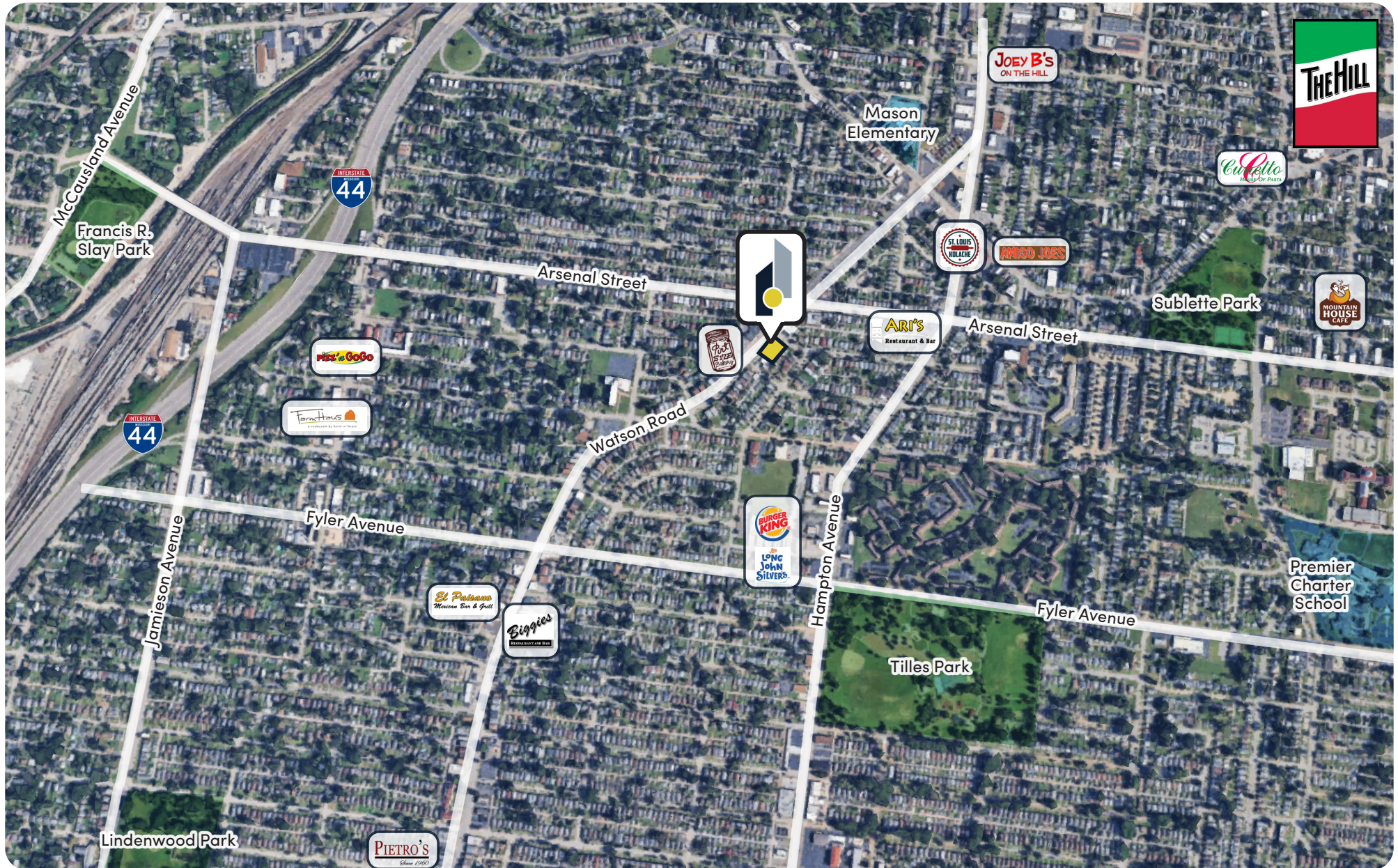
| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 1,306     | 5,246     | 15,602 |
| Average Age          | 41        | 41        | 42     |
| Average Age (Male)   | 40        | 40        | 41     |
| Average Age (Female) | 42        | 42        | 42     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 714       | 2,860     | 8,061     |
| # of Persons per HH | 1.8       | 1.8       | 1.9       |
| Average HH Income   | \$96,848  | \$94,875  | \$96,629  |
| Average House Value | \$212,693 | \$225,151 | \$240,635 |

Demographics data derived from AlphaMap



# Neighborhood Retail Map





# Abundant Potential



3120 Watson Rd, St. Louis, MO 63139



# Conceptual Renderings



3120 Watson Rd, St. Louis, MO 63139

# Sale/Leasing Contacts



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