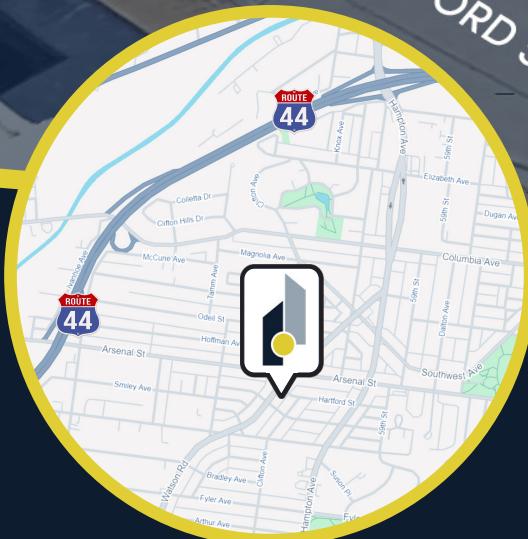


MULTI-TENANT RETAIL PROPERTY

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

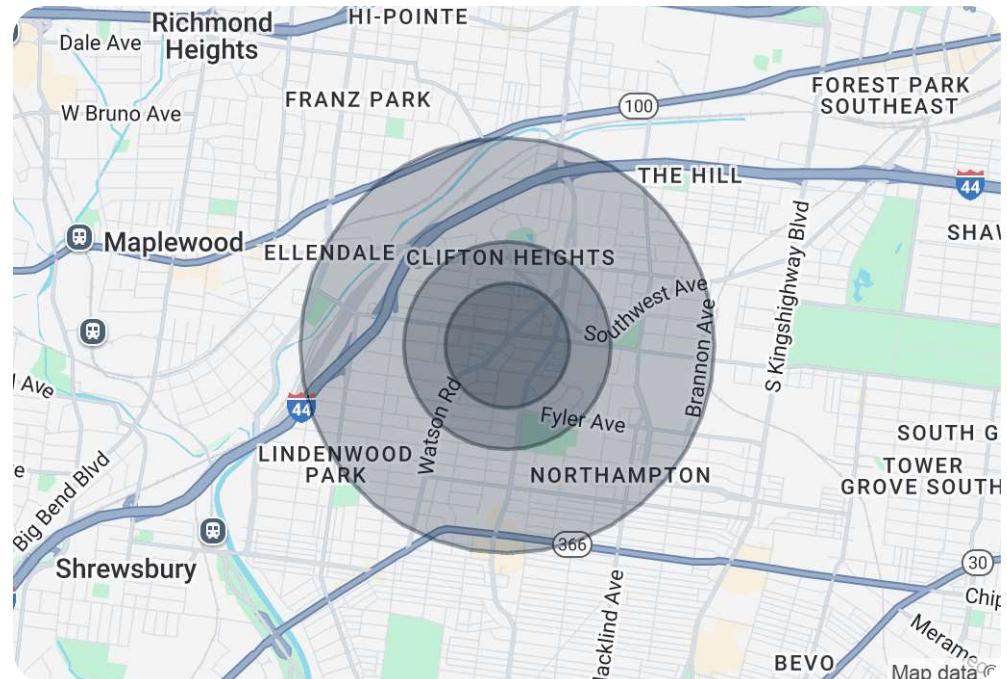


3120 Watson Rd, St. Louis, MO 63139

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.

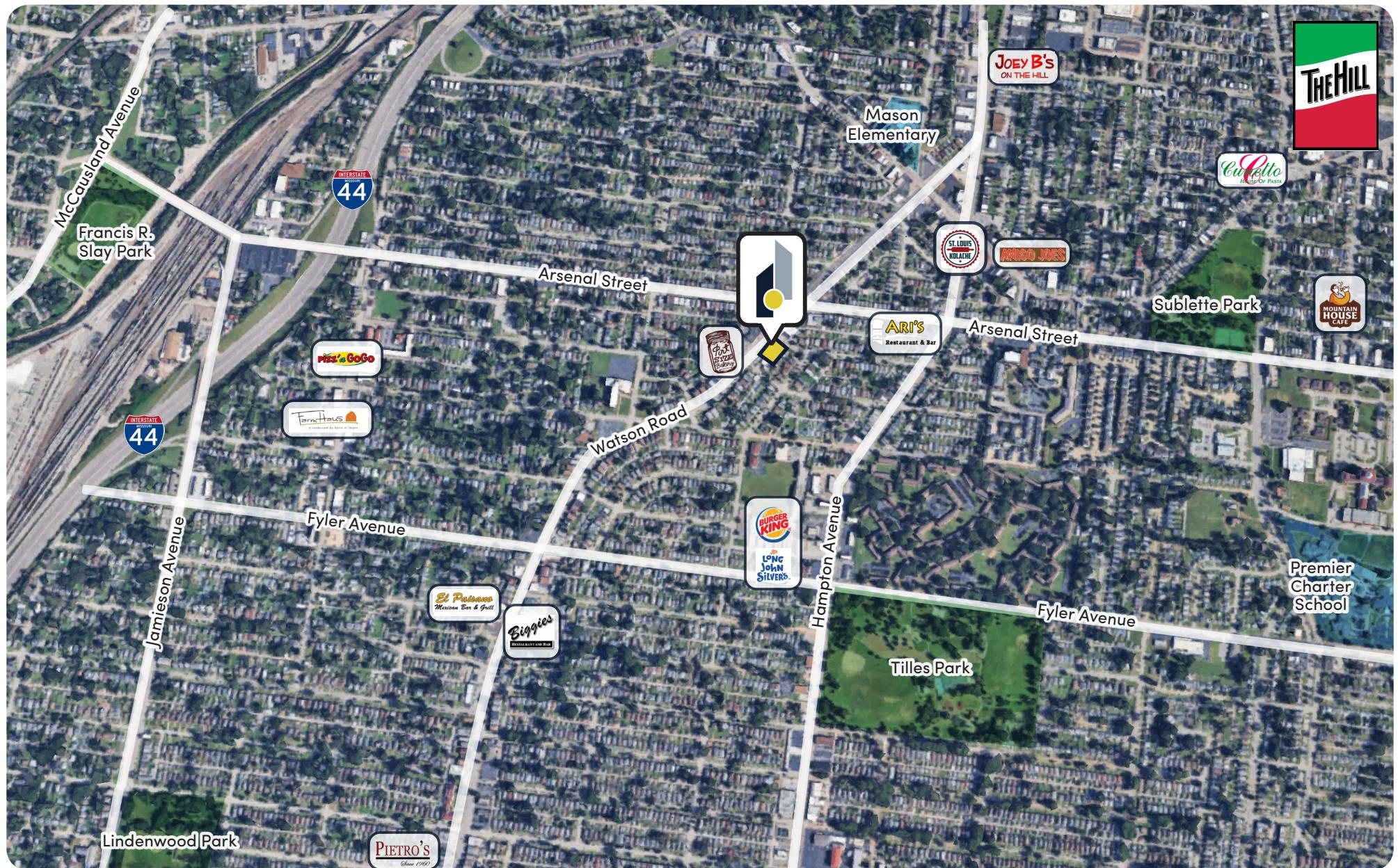


| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 1,306 | 5,246 | 15,602 |
| Average Age | 41 | 41 | 42 |
| Average Age (Male) | 40 | 40 | 41 |
| Average Age (Female) | 42 | 42 | 42 |

| 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



Brendan O'Brien
Vice President | Brokerage
(314) 744-8994
bobrien@intcre.com



Michael Backer | SIOR
Vice President | Brokerage
(314) 744-8979
mbacker@intcre.com