

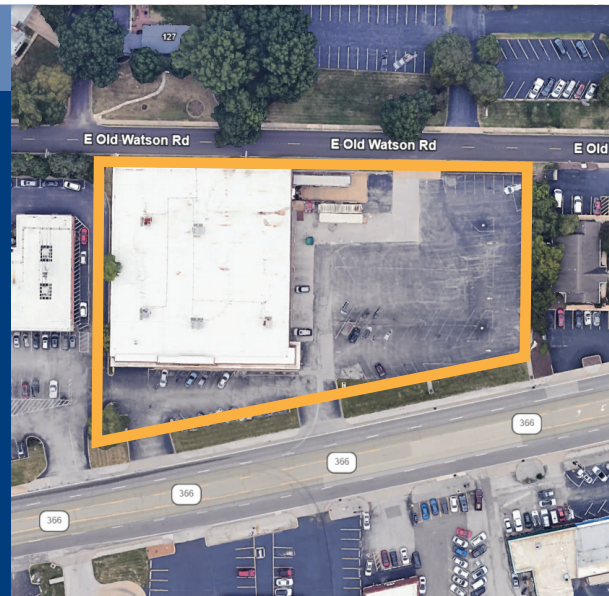
FOR LEASE

RETAIL SPACE AVAILABLE
8563 Watson Road | Webster Groves, MO 63119



PROPERTY HIGHLIGHTS

- 30,000 SF single-tenant retail building
- Located in the Crestwood/Webster Groves Retail District
- Zoned C Commercial
- Lease includes an additional 3,000 SF of basement storage
- 13' 8" Ceiling height to bottom of joists
- 2 Dock doors providing convenient loading and receiving access
- 800 Amp electrical service
- 105 On-site parking spaces
- Prominent signage on Watson Rd.
- **LEASE RATE: \$9.50 PSF/YR-NNN**



CONTACT US:

Dean Burns

Senior Vice President

Mobile: 314-757-1284

Office: 636-728-5133

dburns@gundakercommercial.com



GUNDAKER
COMMERCIAL GROUP

55 Westport Plaza Drive, Ste. 200

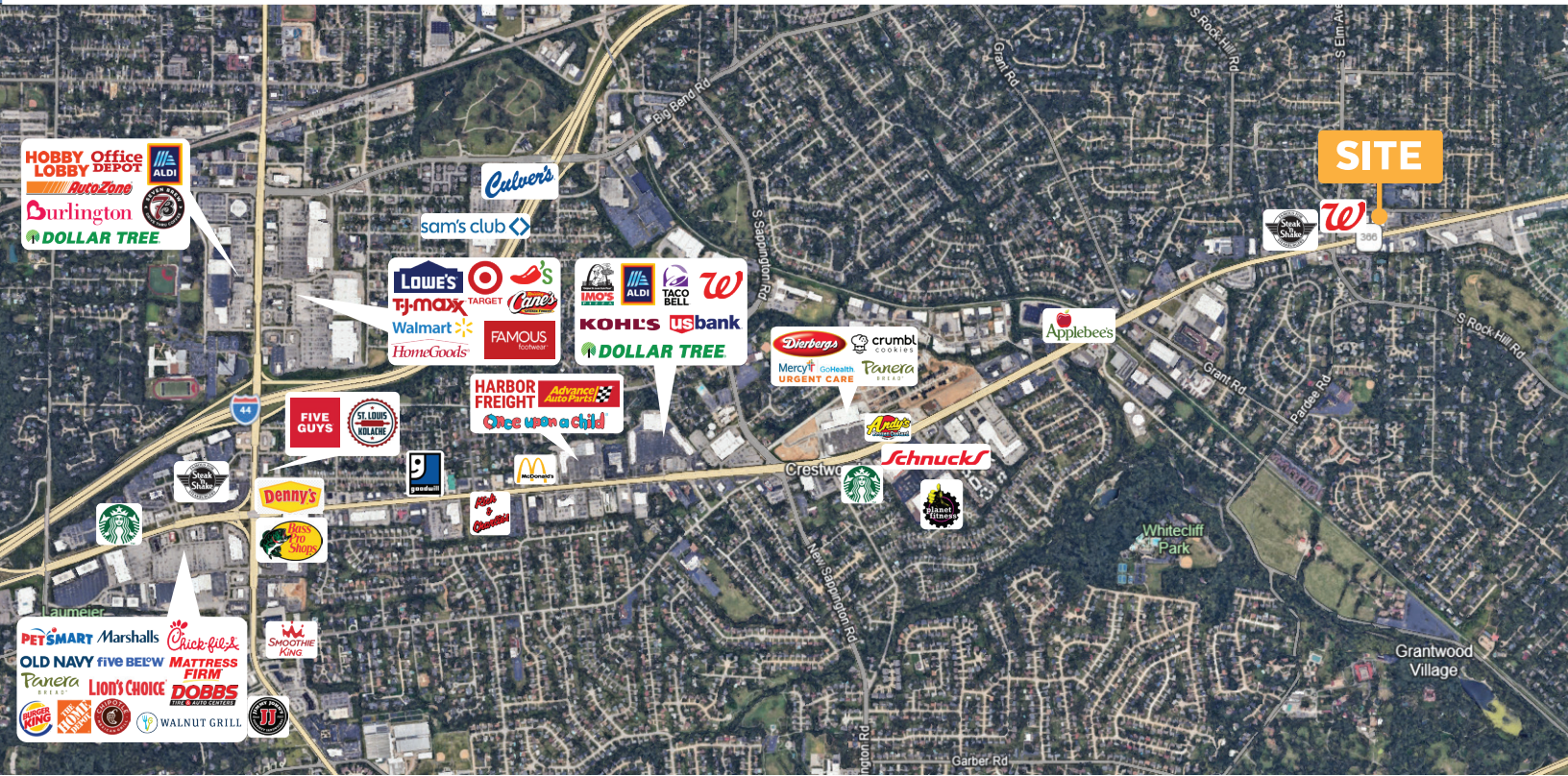
St. Louis, MO 63146

M: 636-728-5100 | F: 636-728-5140

gundakercommercial.com [in](#) [@](#) [f](#)

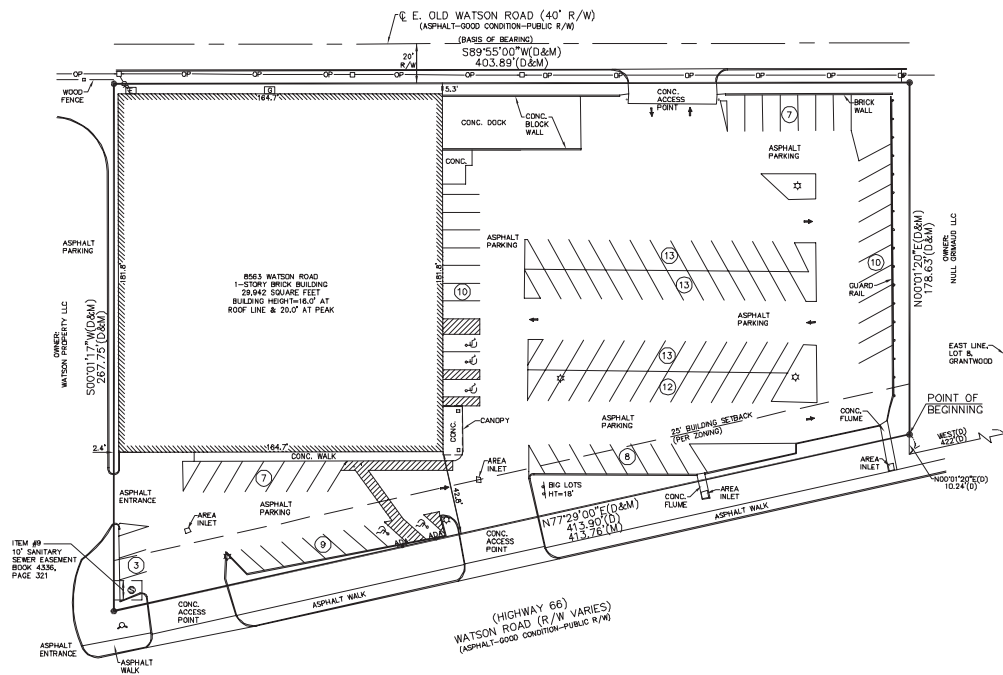
The information contained herein was obtained from sources believed reliable. Gundaker Commercial Group makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

RETAIL AERIAL, DEMOGRAPHICS, AND SITE PLAN



Demographics	1 mile	3 miles	5 miles
Households	5,161	43,502	114,727
Population	11,461	101,731	257,520
Avg HH Income	\$128,824	\$123,959	\$117,299

Traffic Counts	Cross Street	VPD
Watson Rd.	Old Watson Rd.	17,961
Watson Rd.	S. Elm Ave.	14,427



CONTACT US:

Dean Burns

Senior Vice President

Mobile: 314-757-1284

Office: 636-728-5133

dburns@gundakercommercial.com



GUNDAKER
COMMERCIAL GROUP

55 Westport Plaza Drive, Ste. 200

St. Louis, MO 63146

M: 636-728-5100 | F: 636-728-5140

gundakercommercial.com   

The information contained herein was obtained from sources believed reliable. Gundaker Commercial Group makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.