



**FREESTANDING QSR ON .30  
ACRES AT SIGNALIZED  
INTERSECTION**

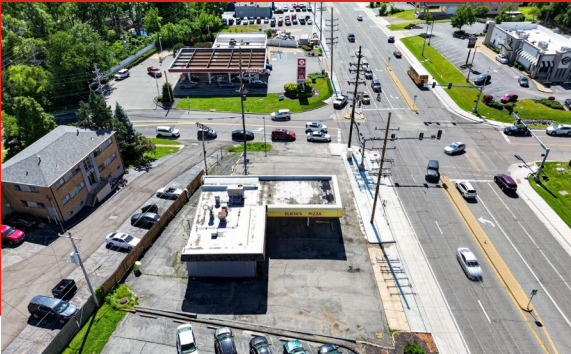
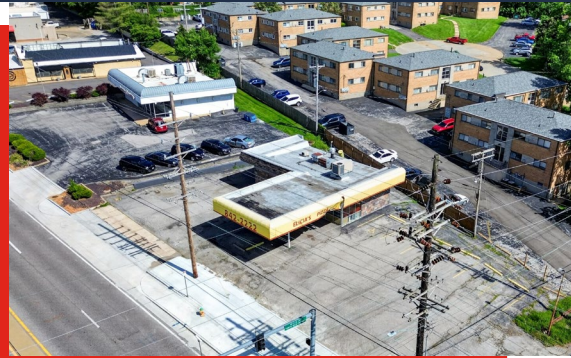
**CALEB ANTHONIS**

Phone: 314.647.6611 ext. 126  
[Caleb@ManorRealEstate.com](mailto:Caleb@ManorRealEstate.com)




**8570 WATSON ROAD  
WEBSTER GROVES, MO 63119  
1,679 S.F. | \$6,500/MO N.N.N.**

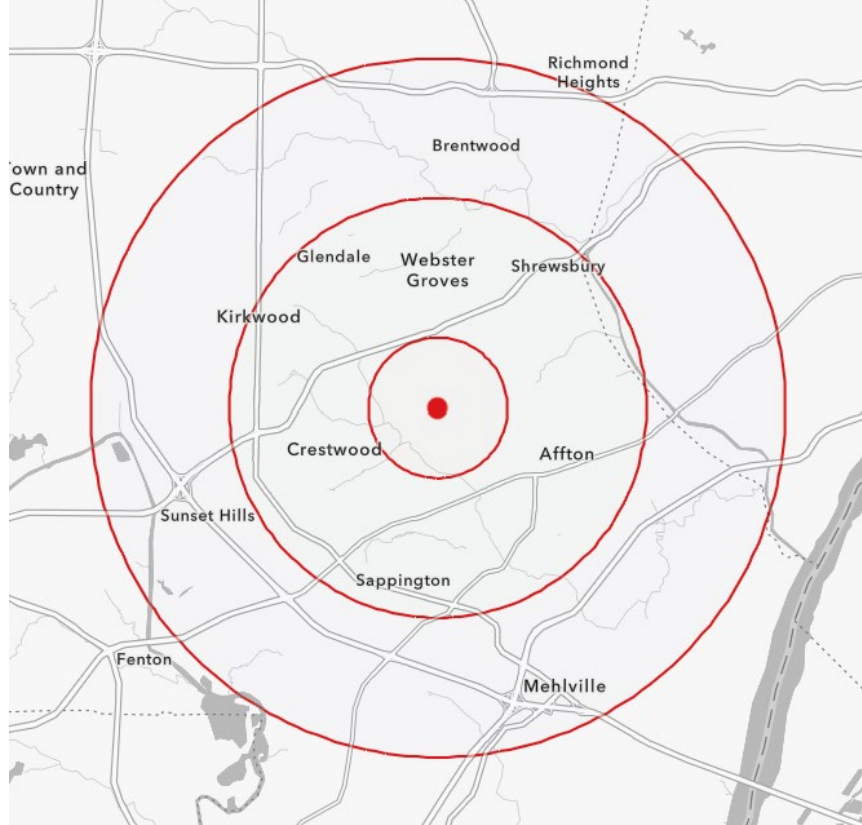
**FOR LEASE**

**PROPERTY INFORMATION**



- **SIGNALIZED CORNER INTERSECTION — 33,000+ VPD AT WATSON & S. ELM / S. ROCK HILL**
- **PRIME WEBSTER GROVES LOCATION**
- **136' WATSON RD FRONTAGE + PROMINENT CORNER SIGNAGE OPPORTUNITY**
- **FREESTANDING BUILDING — QSR, MEDICAL, DENTAL, SERVICE RETAIL ALL VIABLE**
- **STRONG CO-TENANCY: WALGREENS, STEAK 'N SHAKE, CIRCLE K, DOMINO'S, BOCCARDI'S**
- **NEAR I-44; 8-MIN DRIVE TO SHREWSBURY-LANSDOWNE METROLINK**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION 	11,602	105,346	268,426
HOUSEHOLDS 	5,191	45,471	122,058
AVERAGE HH INCOME 	\$139,621	\$135,124	\$128,154



**CALEB ANTHONIS**

Phone: 314.647.6611 ext. 126  
[Caleb@ManorRealEstate.com](mailto:Caleb@ManorRealEstate.com)

**8570 WATSON ROAD  
 WEBSTER GROVES, MO 63119  
 1,679 S.F. | \$6,500/MO N.N.N.**

AERIAL



**CALEB ANTHONIS**

Phone: 314.647.6611 ext. 126  
 Caleb@ManorRealEstate.com

**8570 WATSON ROAD**  
**WEBSTER GROVES, MO 63119**  
**1,679 S.F. | \$6,500/MO N.N.N.**