



 **±1,710 SF Building w/ Drive-Thru**
±0.56 Acre Lot
Available for Sale or Lease

For Sale or Lease →

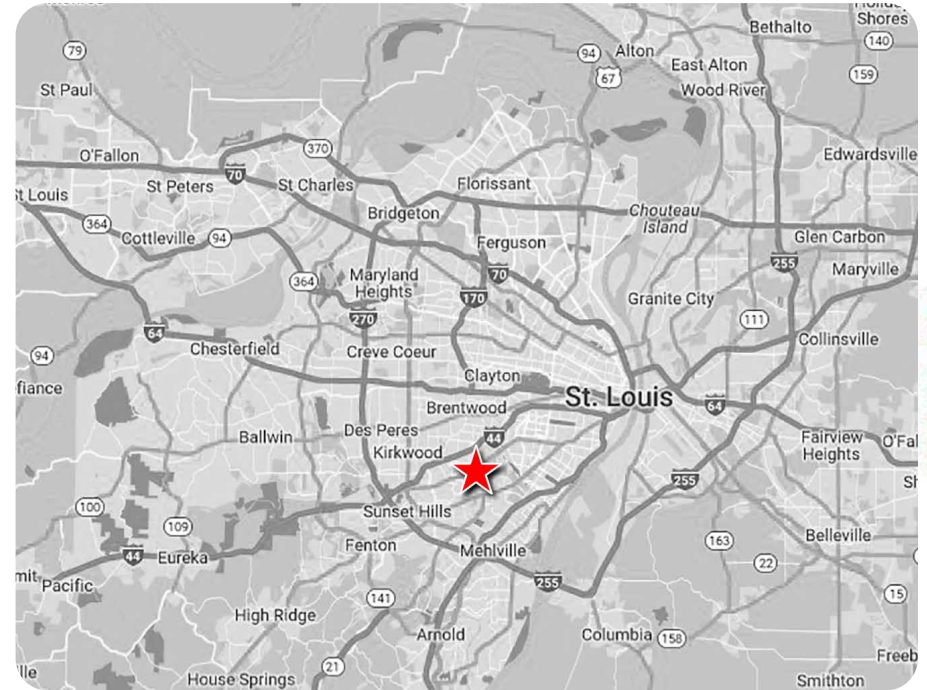
7945 WATSON ROAD
St. Louis, MO 63119

CONTACT US

Jason Morgan
314.560.8114 | jm@ccr-stl.com

Property Details

- ▶ **7945 Watson Rd., St. Louis, MO 63119**
 - ▶ ±1,710 SF drive-thru restaurant
 - ▶ ±0.56 Acre Lot
- ▶ Excellent signage and visibility
- ▶ Formerly White Castle built in 2003
- ▶ Building in quasi "shell" condition
- ▶ Located on the signalized corner of Watson Road & Laclede Station Road
- ▶ Building is drive-thru equipped
- ▶ Zoned C-1 Commercial District
- ▶ FOR SALE OR LEASE: \$800,000 or \$64,000/YR + NNN



2023 Demographics

RADIUS	POPULATION	HOUSEHOLDS	AVG HH INCOME
1 Mile	13,570	6,845	\$88,636
3 Mile	119,305	53,330	\$110,300
5 Mile	314,093	143,481	\$105,872

Traffic Counts

- ▶ Laclede Station Rd: 24,884 AWT
- ▶ Watson Rd: 13,313 AWT

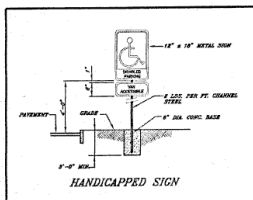
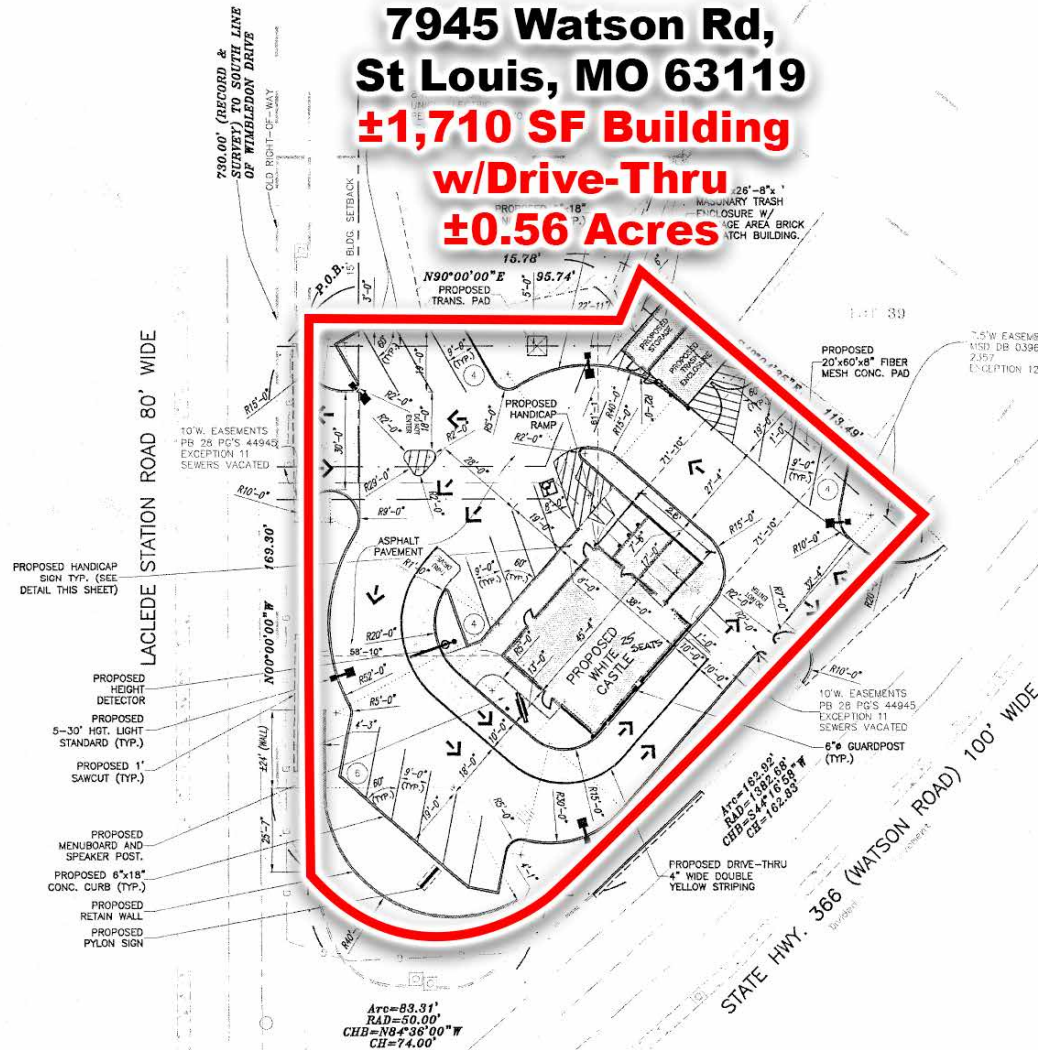
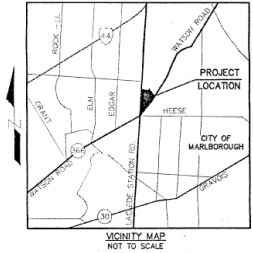
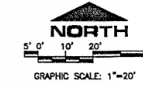
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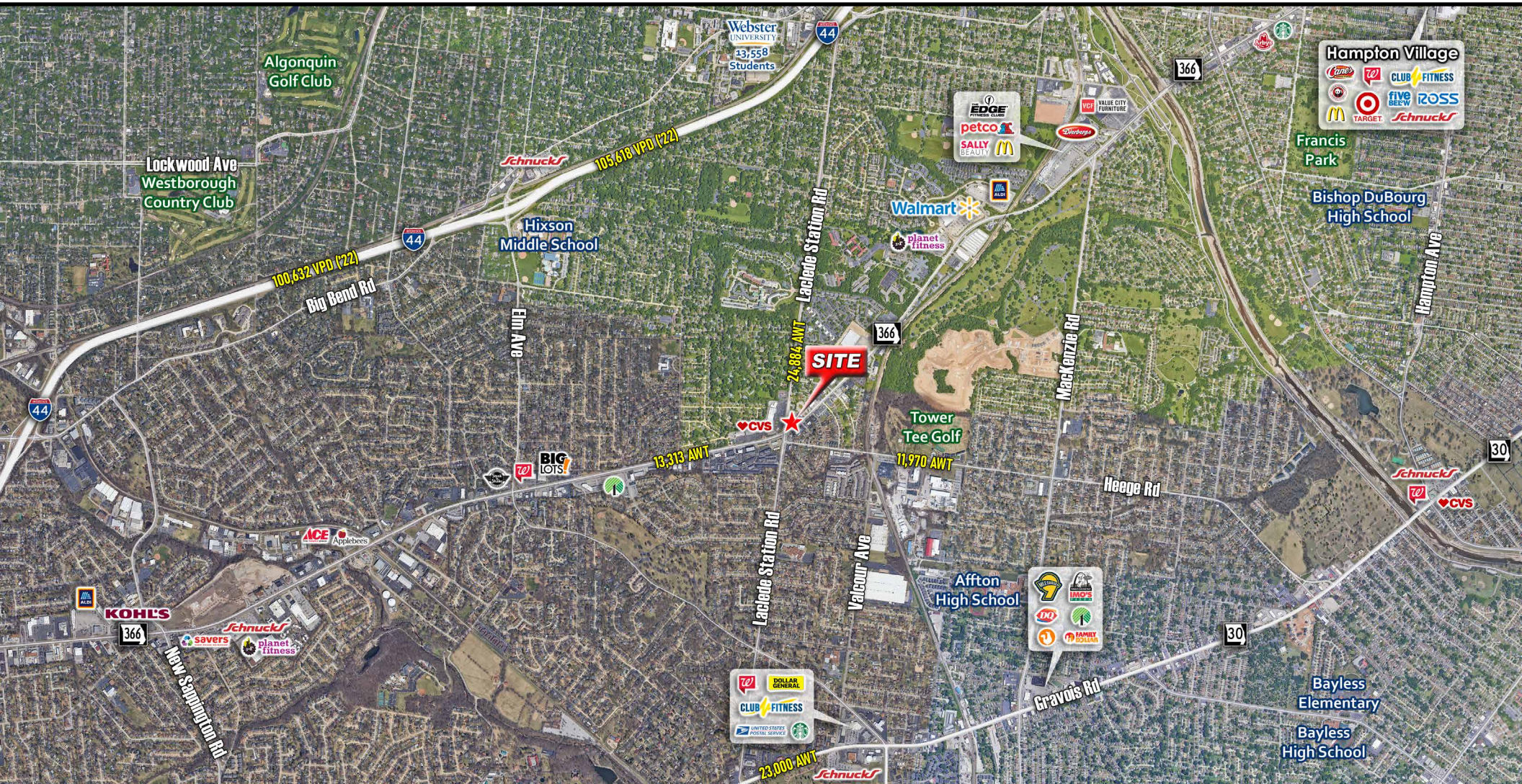


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