



LOCATION.
commercial real estate

storage

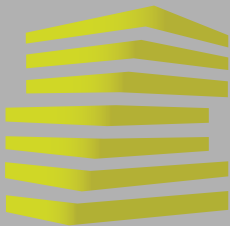
CLIMATE

CONTROLLED

7737
WATSON RD

2.06 ACRE OUTPARCEL FOR SALE

SHREWSBURY, MO



EXTRA SPACE STORAGE OUTPARCEL

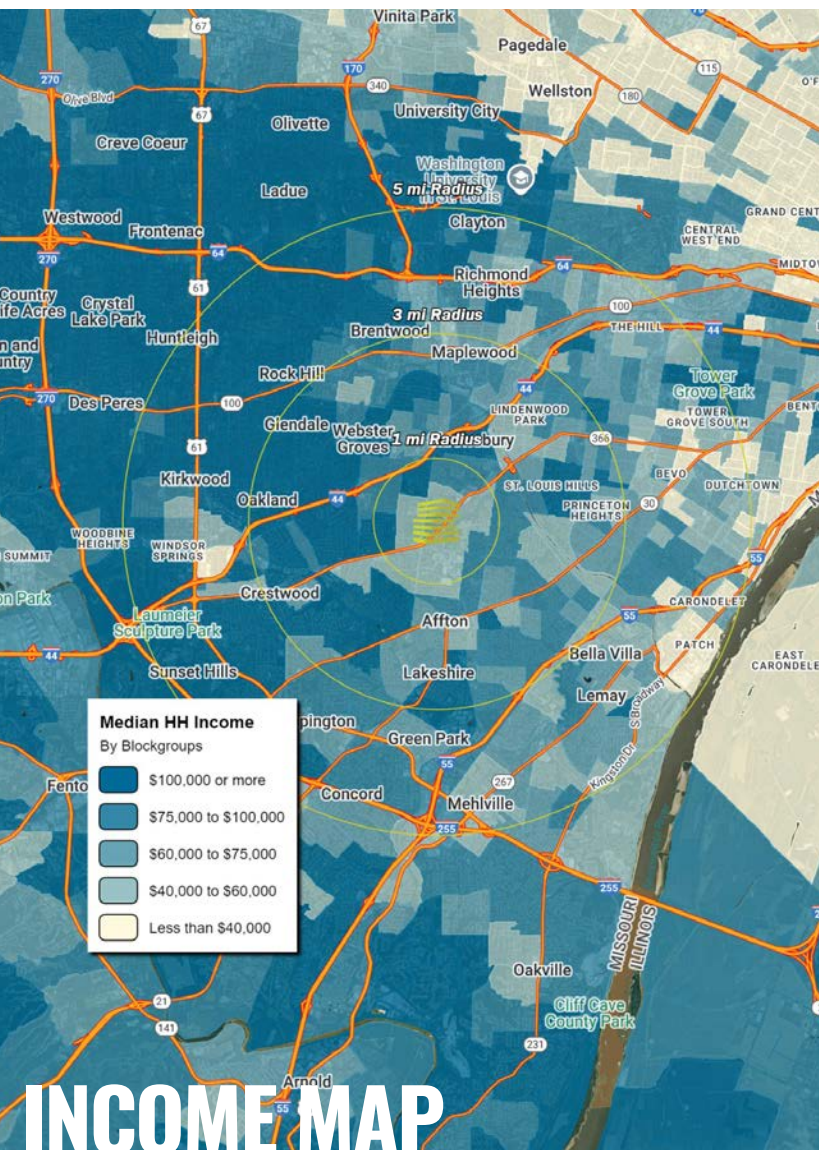
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TRADE AREA OVERVIEW

The City of Shrewsbury, Missouri is located along the St Louis City limits and about 10 minutes west of Downtown St Louis via Interstate 44. Shrewsbury was officially incorporated in 1913. The land that the city now occupies was originally a 278-acre farm owned by the Civil War general, John Murdoch. He named his farm "Shrewsbury Park" after an English village. City leaders chose to continue using the name when it was incorporated. The city also has a street named "Murdoch" after General John Murdoch. In 1938, the United States government offered financial aid to the city of Shrewsbury, and land was acquired for the construction of a new city hall replacing the 1912 original. The new City Hall building was completed in October 1938. Shrewsbury's new fire engine house and state-of-the-art equipment were dedicated in 1947; it was during this period that the Shrewsbury Garden Club was formed to maintain the beautiful trees and flowers throughout the city. The early 1950s were marked by the expansion of the public bus routes to connect Shrewsbury to St. Louis. The 1960s and '70s were times of great community growth, noted by the construction of city parks, a municipal pool, and Interstate 44.

The 1980s and '90s saw increased development of new homes, condominiums, apartments, shopping areas, and a new and improved City Center, which opened May 8, 1993, to coincide with Shrewsbury's 80th year of incorporation. With the opening of the City Center, the previous City Hall building was converted to house the police and fire departments, and is now called the Public Safety Building. Construction finished in 2006 on the Shrewsbury-Lansdowne Interstate 44 St. Louis MetroLink station on the eastern edge of the city, at Lansdowne Avenue and River Des Peres Boulevard. Shrewsbury's Walmart Supercenter opened for business in 2015.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	12,748	118,974	310,513
HOUSEHOLDS	6,505	54,890	144,424
EMPLOYEES	3,887	44,043	149,183
MED HH INCOME	\$71,729	\$88,380	\$84,997

AREA RETAIL | RESTAURANTS

Walmart *

petco



BIG LOTS!

Dierbergs



EXTRA SPACE STORAGE OUTPARCEL

ZOOM AERIAL + DETAILS

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- PRIME OUTPARCEL FOR SALE IN VIBRANT SHREWSBURY, MO
- UNBEATABLE VISIBILITY TO NEARLY 13,000 VPD ON WATSON ROAD
- DENSELY POPULATED TRADE AREA
- JOIN THE RANKS OF MAJOR RETAILERS LIKE WALMART (1.8M ANNUAL VISITS), DIERBERGS (1M ANNUAL VISITS), ALDI (245.9K ANNUAL VISITS), VALUE CITY FURNITURE, PLANET FITNESS (352.9K ANNUAL VISITS), PETCO (77.1K ANNUAL VISITS), TARGET (2.1M ANNUAL VISITS), AND EDGE FITNESS (543K ANNUAL VISITS) *DATA PROVIDED BY PLACER.AI
- IDEAL FOR MEDICAL, OFFICE, OR RETAIL TENANTS
- PLEASE CALL BROKERS FOR ADDITIONAL INFORMATION



EXTRA SPACE STORAGE OUTPARCEL

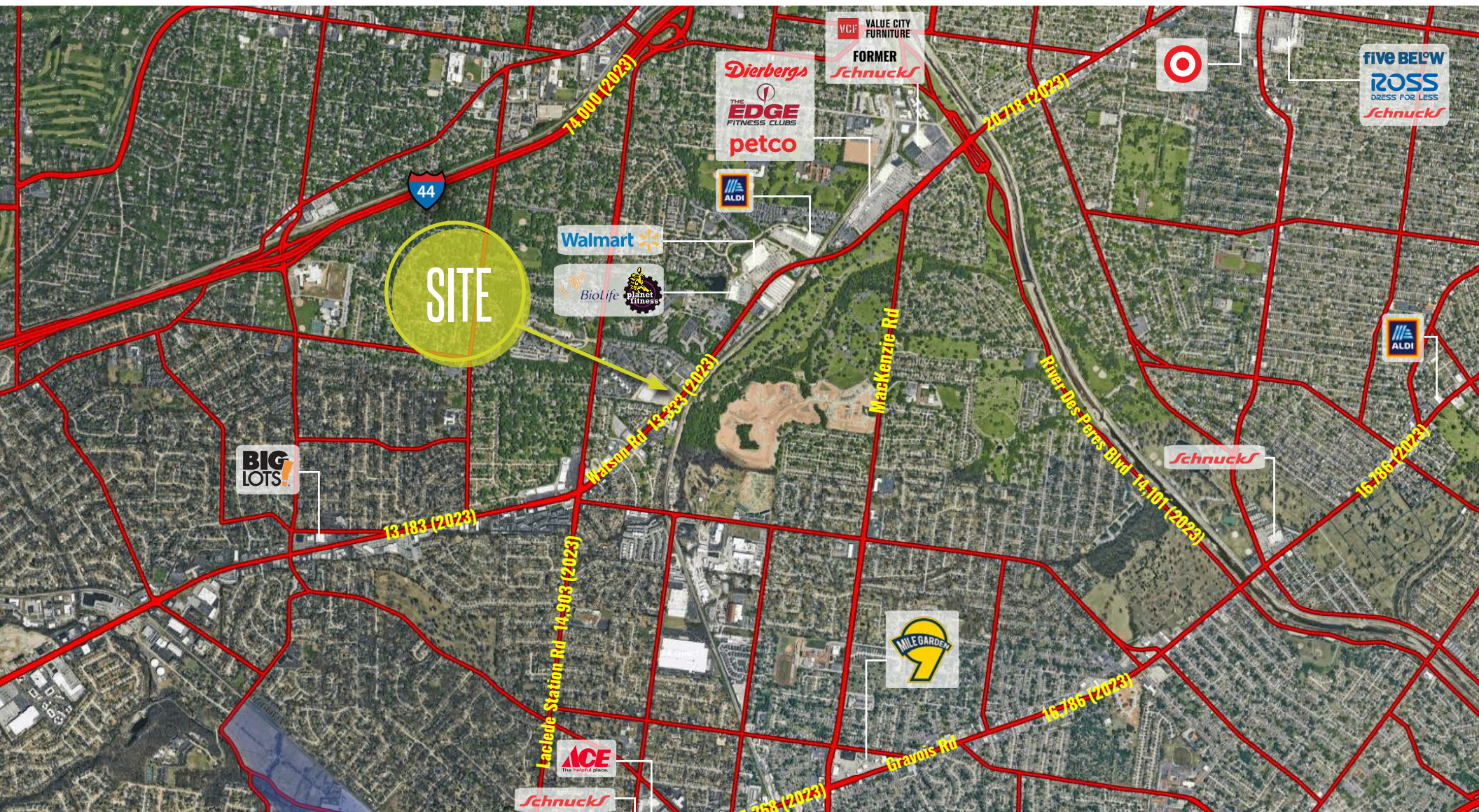
MARKET AERIAL

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