

# 0.3 ACRES ON SIGNALIZED INTERSECTION

8570 WATSON RD

WEBSTER GROVES, MO

S ELM AVE

19,768 (2024)

13,183 (2024)

9,154 (2024)

S ROCK HILL RD

Walgreens

R TODD SCANLON, DMD  
FAMILY DENTISTRY

APEX NETWORK  
PHYSICAL THERAPY

FOREFRONT  
DERMATOLOGY

Jersey Mike's  
SUBS

FORMER  
**BIG LOTS!**

Steak 'n Shake  
RESTAURANT

SITE

AMERICAN  
CLEANERS  
Quality and Value

the Boccardi's

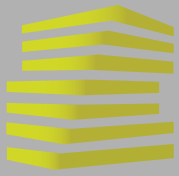
Dominos  
PIZZA

FSC

CIRCLE K



LOCATION.  
commercial real estate



# 8570 WATSON RD

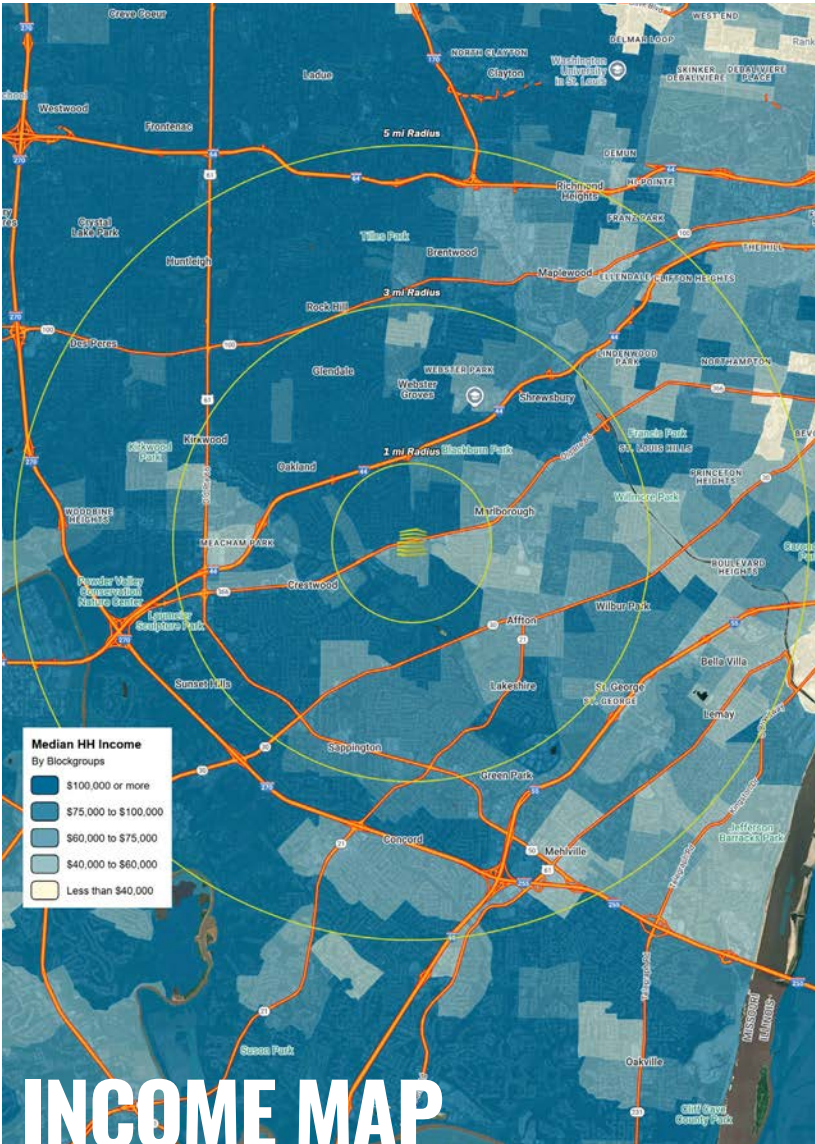
## NEIGHBORHOOD VIBE

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### TRADE AREA OVERVIEW

WEBSTER GROVES IS A HISTORIC SUBURB LOCATED JUST SOUTHWEST OF DOWNTOWN ST. LOUIS, KNOWN FOR ITS TREE-LINED STREETS, STRONG COMMUNITY CHARACTER, AND HIGHLY RATED SCHOOLS. THE CITY IS EASILY ACCESSIBLE VIA I-44, PROVIDING CONVENIENT CONNECTIVITY TO THE GREATER ST. LOUIS REGION WHILE MAINTAINING A WELCOMING SMALL-TOWN ATMOSPHERE.

THE LOCAL ECONOMY IS SUPPORTED BY EDUCATION, HEALTHCARE, AND PROFESSIONAL SERVICES, WITH WEBSTER UNIVERSITY SERVING AS A MAJOR ANCHOR INSTITUTION. ADDITIONAL EMPLOYMENT IS PROVIDED THROUGH THE WEBSTER GROVES SCHOOL DISTRICT, REGIONAL HEALTHCARE PROVIDERS, AND A RANGE OF LOCALLY OWNED SHOPS, RESTAURANTS, AND SERVICE BUSINESSES THAT CONTRIBUTE TO THE CITY'S VIBRANT COMMERCIAL DISTRICTS.

DOWNTOWN WEBSTER GROVES OFFERS A MIX OF BOUTIQUES, CAFÉS, AND DINING DESTINATIONS, WHILE NEARBY PARKS SUCH AS BLACKBURN PARK AND LARSON PARK PROVIDE RECREATION AND COMMUNITY GATHERING SPACES. THE AREA IS ALSO KNOWN FOR ITS STRONG ARTS AND CULTURAL PRESENCE, HIGHLIGHTED BY THE REPERTORY THEATRE OF ST. LOUIS AND LOCAL GALLERIES.

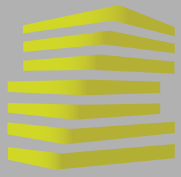
WITH ITS BLEND OF HISTORIC CHARM, EDUCATIONAL STRENGTH, AND EASY ACCESS TO ST. LOUIS, WEBSTER GROVES STANDS OUT AS ONE OF THE REGION'S MOST DESIRABLE TRADE AREAS.

### DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>POPULATION</b>	11,501	103,448	264,169
<b>HOUSEHOLDS</b>	5,210	44,722	119,545
<b>EMPLOYEES</b>	2,383	49,803	133,563
<b>MED HH INCOME</b>	\$102,033	\$105,984	\$97,776

### AREA RETAIL | RESTAURANTS

Walmart \* ALDI Schnucks  
petco Guitar Center Dierbergs  
Walgreens Steak 'n Shake

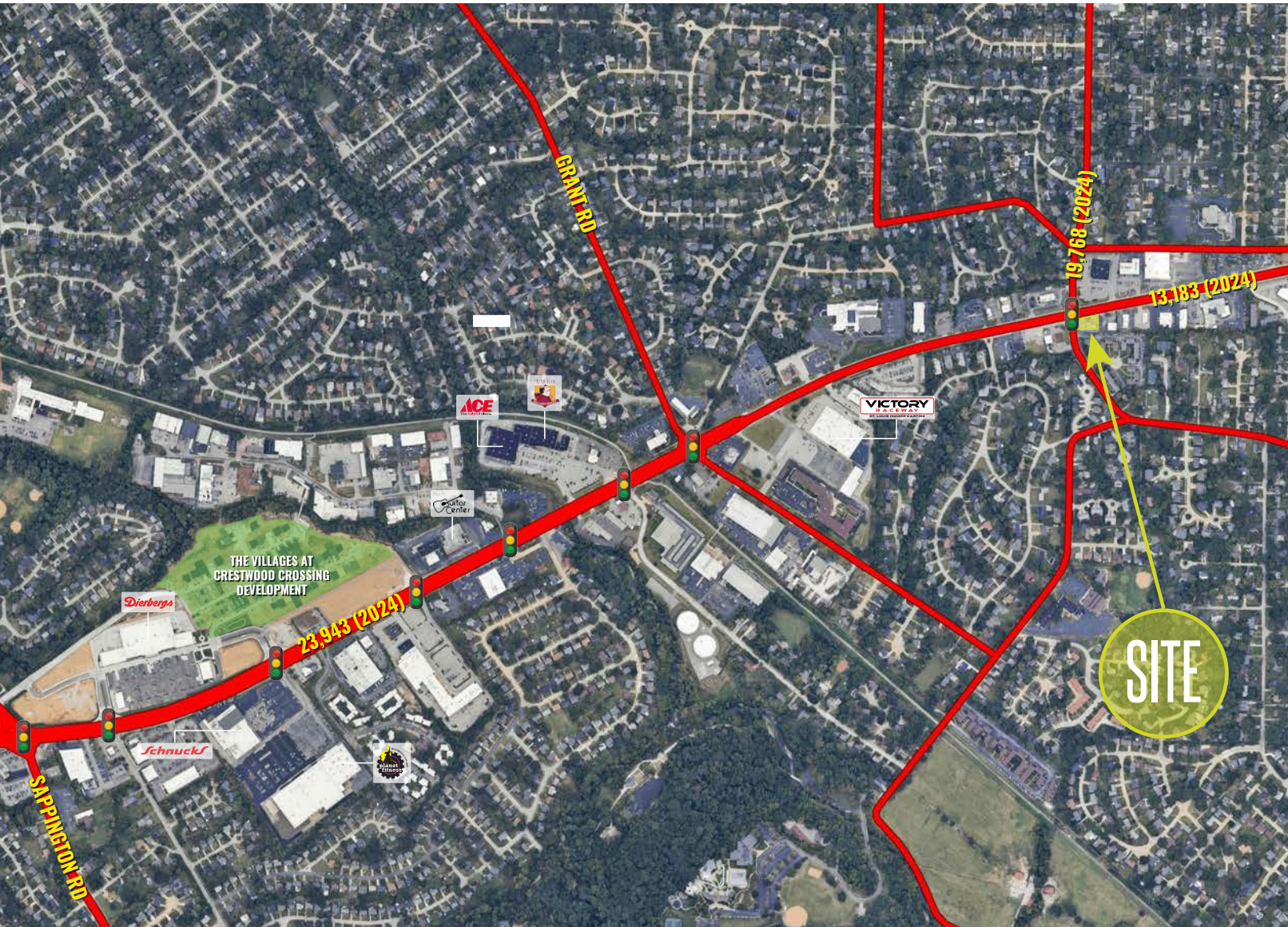


# 8570 WATSON RD MID ZOOM AERIAL & DETAILS

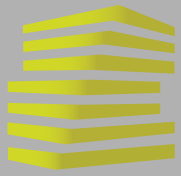
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- **0.30 ACRES AVAILABLE FOR SALE**
- **GREAT VISIBILITY TO OVER 33,000 VPD AT WATSON RD & S ELM/S ROCK HILL**
- **EXCELLENT OPPORTUNITY LOCATED AT SIGNALIZED INTERSECTION**
- **CALL BROKER FOR PRICING**



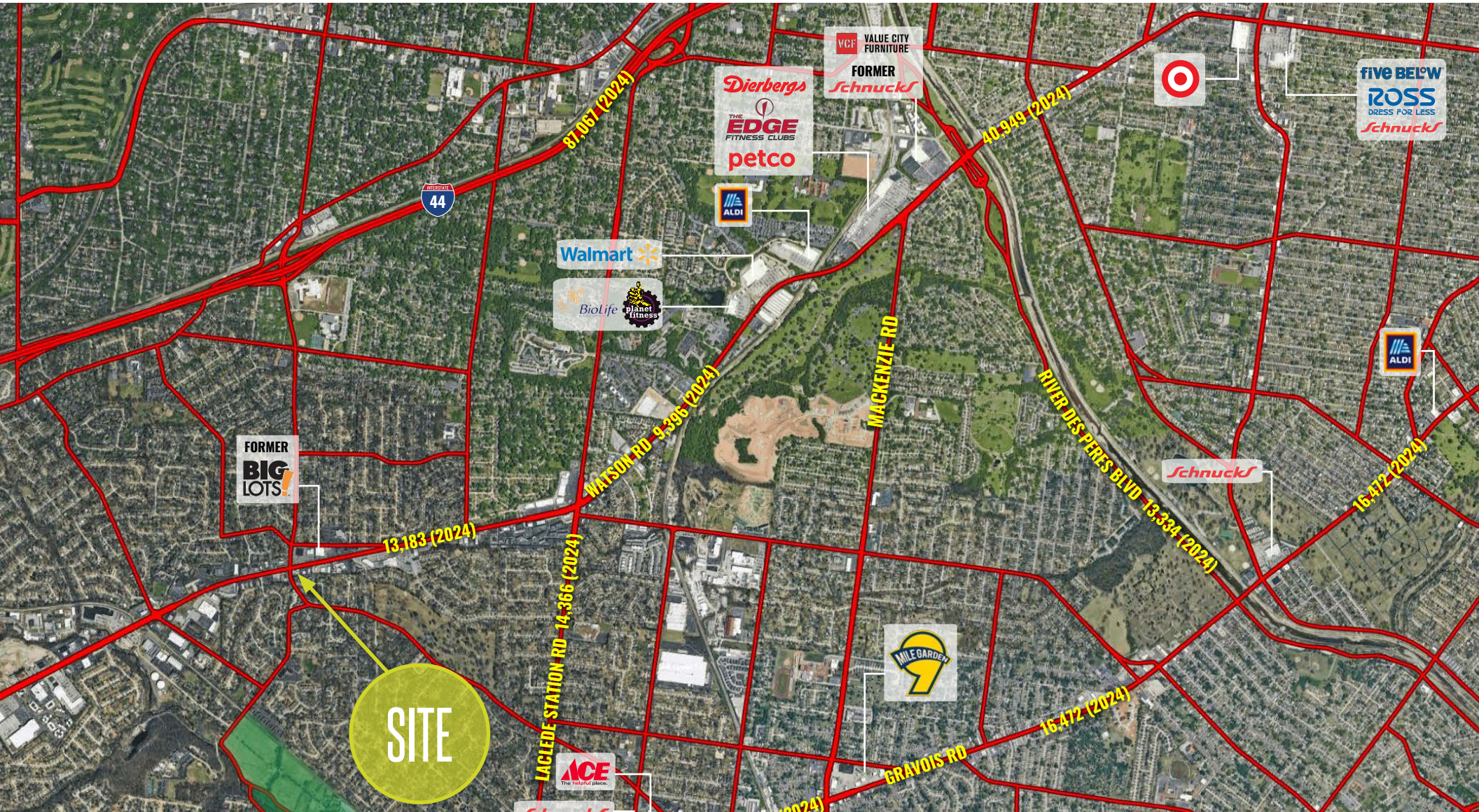
# 8570 WATSON RD MARKET AERIAL

JOE LODES

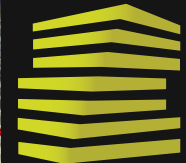
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