

8631 Watson Road  
**WEBSTER GROVES, MO 63119**

**RETAIL PROPERTY FOR SALE**



**DEMOGRAPHICS:**

<b>U.S. Census</b>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
<b>Population</b>	<b>12,300</b>	<b>105,000</b>	<b>268,000</b>
<b>Median HH Income</b>	<b>\$86,600</b>	<b>\$84,500</b>	<b>\$79,800</b>
<b>Median Age</b>	<b>45</b>	<b>44</b>	<b>43</b>
<b>Number of Employees</b>	<b>3,181</b>	<b>51,900</b>	<b>141,000</b>

**PROPERTY HIGHLIGHTS**

- 2-Building Commercial Property.
- 1238 Retail Showroom.
- 1000 SF Warehouse Addition with 8-foot drive-in door.
- 1158 Rear Storage Building with 16-foot drive-in door.
- Each Building Separately Metered for Gas and Electric.
- Property Developed in 1961.
- 73 Feet of Watson Rd Frontage.
- 0.30 Acre Lot (13,068 SF).
- High Traffic Counts-13,313 AAWDT.
- C-Commercial Zoning.
- Center Turn Lane for easy access to Property.
- Great Webster Groves Location-Just West of S. Elm Ave on Watson Rd.

For more information, please contact:



**HAL HANSTEIN**

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 Office: (636) 225-0385  
 E-mail: Hal@cardinalrealtygroup.com  
 Website: www.cardinalrealtygroup.com



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**INTERIOR & EXTERIOR PHOTOS**



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