

INVESTMENT OPPORTUNITY

RETAIL



FOR SALE

8800 Watson Road St. Louis, MO 63119



FOR MORE INFORMATION

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8800 WATSON RD. ST. LOUIS, MO 63119

Stephen F. Bahn Commercial Real Estate Services is pleased to present the opportunity to acquire a 100% fee-simple interest in 8800 Watson Road. Approximately 100,000 SF on 12 acres in Crestwood Missouri, the shopping center has both mom-and-pop tenants, as well as the federal government. The property has ample opportunity to add value in leasing up the remaining vacancy, in addition to converting the leases into NNN.

Additionally, there is a large out lot that can be sold or developed in time to add more value or offset your purchase price. 8800 Watson is in very close proximity to the former Crestwood Mall site where Dierbergs and a large-scale residential development are proposed.

With 229,000 people and median household income of \$80,000 within a 5 mile radius, 8800 Watson Road is an asset any investor should be looking at to add to their portfolio.

Property Features:

- Investment opportunity
- Approximately 100,000 SF retail shopping center on 12 acres in Crestwood, MO
- Approximately 92% leased
- Value to be added in leasing up remaining vacancy
- Outlot opportunity
- Close proximity to Crestwood mall redevelopment
- Multiple points of ingress and egress
- Anchored by GSA and Victory Raceway St. Louis
- Roof less than 5 years old
- Ample parking
- 17,000 VPD on Watson

Sale Price: \$7,500,000.00







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KOHL'S

Crestwood Mall Redevelopment

Monkey Joe's ACE Hardware Applebees

AAA

LAWN CARE

Walson Rd

Crestwood Senior Living



VACANT

VICTORY RACEWAY

ST. LOUIS INDOOR KARTING

Yeti Gaming

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