

Remodel Coming Soon!



2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

10,560 | 91,804 | 228,539



Daytime Population

5,888 | 74,289 | 194,052



Median Household Income

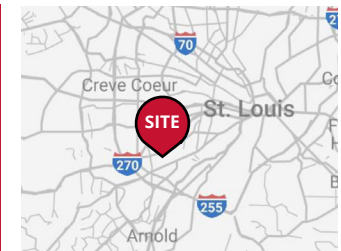
\$122,235 | \$104,921 | \$97,106

RETAIL FOR LEASE

Crestview Plaza | 9222 Watson Rd | Crestwood, Missouri 63126

1,333 - 19,053 SF | Lease Rate: \$10.00 - \$22.00/SF, NNN

Triple Nets: \$3.00/SF



PROPERTY DETAILS

Remodel coming soon with pylon signage available

Visibility from Watson Road

Location pulls surrounding residents from Sunset Hills, Kirkwood, Webster Groves, Shrewsbury, & Sappington

81 homes under construction by McBride across the street

Watson Road - 18,108 VPD

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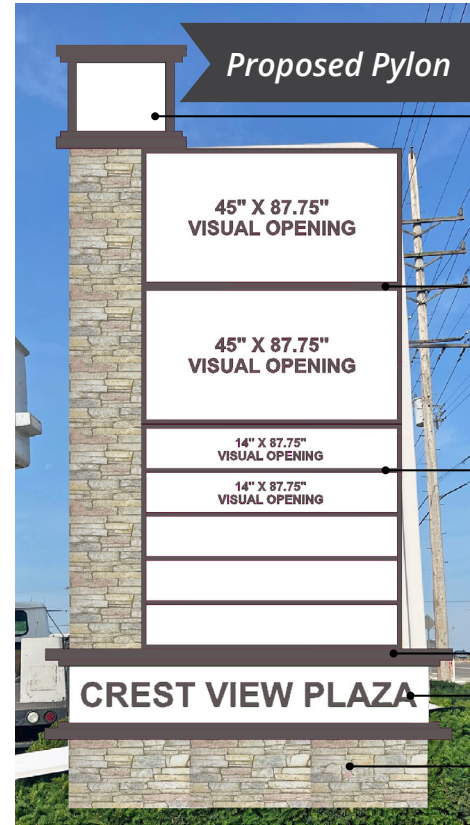
1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Current Photo



Proposed Pylon



- "Viewing Tower" Plex faces with color changing led
- Main space signs with removable panels
- Tenant portion - 5 spaces, removable panels
- Aluminum frame
- Halo style letters will illuminate at night
- Faux brick work - many colors and options

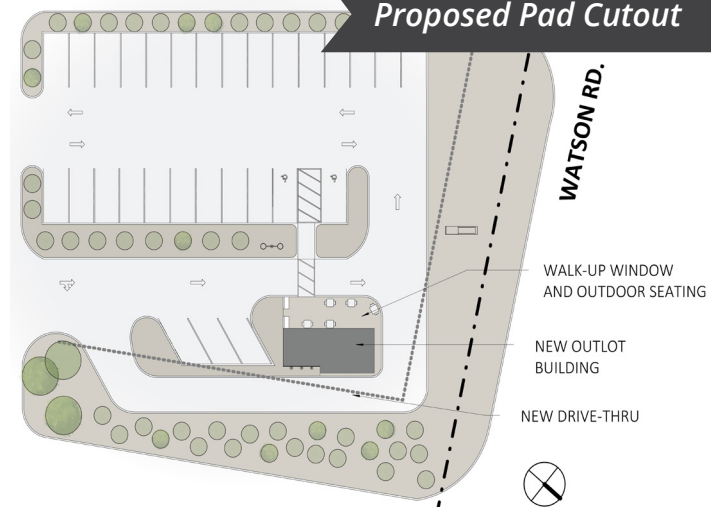
Current Pylon



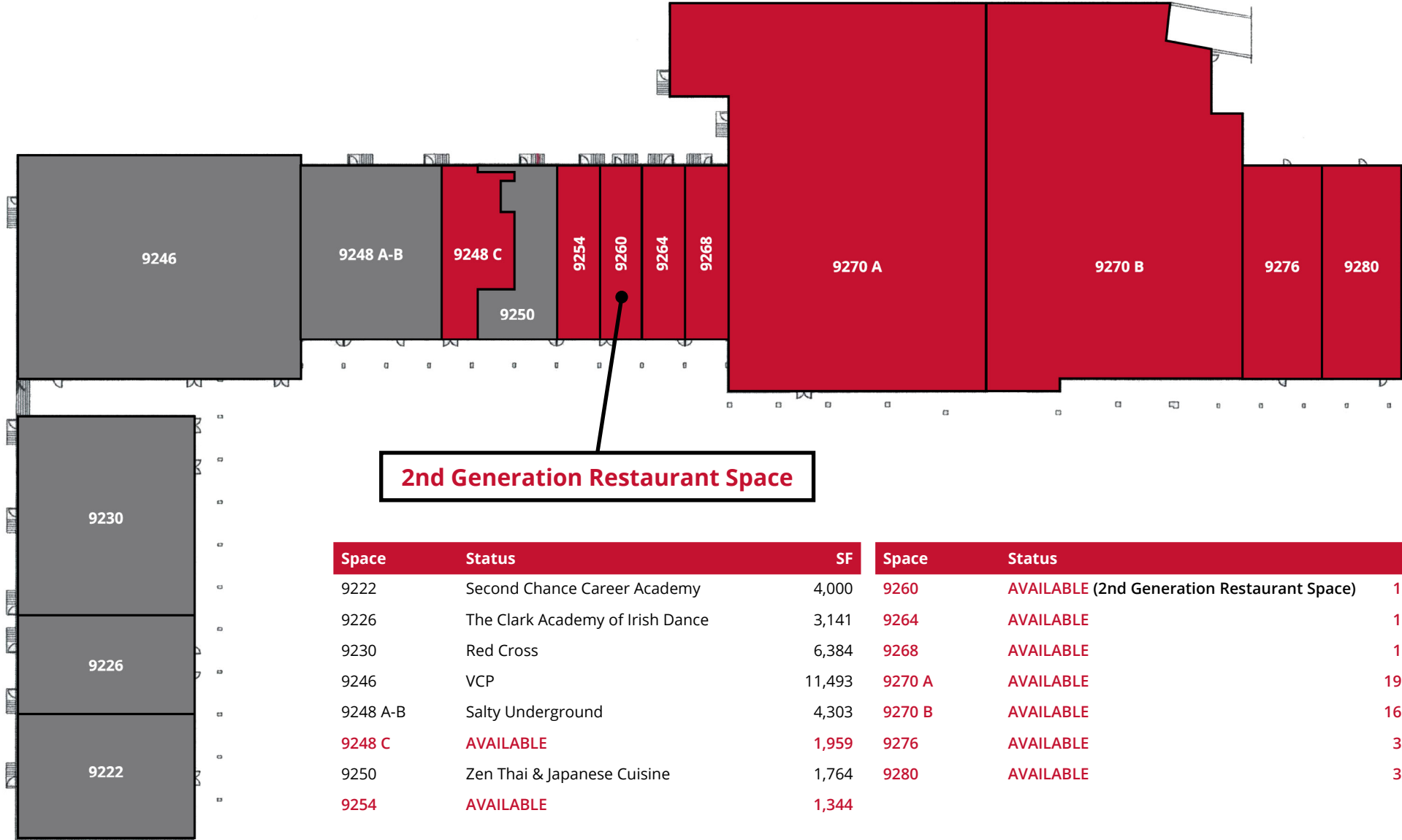
Remodel Rendering



Proposed Pad Cutout



Site Plan



Space	Status	SF	Space	Status	SF
9222	Second Chance Career Academy	4,000	9260	AVAILABLE (2nd Generation Restaurant Space)	1,333
9226	The Clark Academy of Irish Dance	3,141	9264	AVAILABLE	1,361
9230	Red Cross	6,384	9268	AVAILABLE	1,353
9246	VCP	11,493	9270 A	AVAILABLE	19,053
9248 A-B	Salty Underground	4,303	9270 B	AVAILABLE	16,823
9248 C	AVAILABLE	1,959	9276	AVAILABLE	3,006
9250	Zen Thai & Japanese Cuisine	1,764	9280	AVAILABLE	3,073
9254	AVAILABLE	1,344			

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