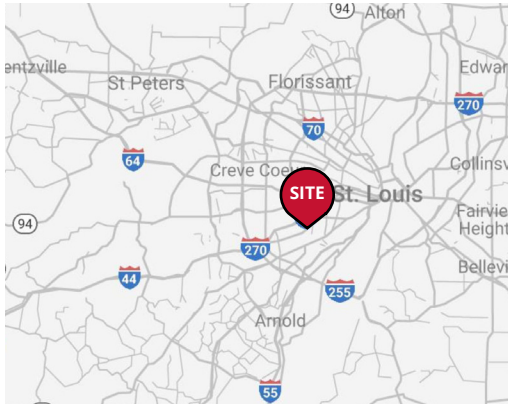


Shopping Center Recently Remodeled!



2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

13,664 | 116,739 | 308,805



Daytime Population

8,623 | 73,495 | 233,897



Median Household Income

\$65,906 | \$89,978 | \$84,434

RETAIL FOR LEASE

Yorkshire Village

Laclede Station Road & Watson Road | Webster Groves, Missouri 63119

1,800 - 8,449 SF & 0.80 AC Outlot | Call for Details | Triple Nets: \$6.12 (2023 estimate)

PROPERTY DETAILS

High visibility & signalized intersection with easy access

Generous parking field

Strong neighborhood trade area

Monument signage available

Watson Road - 12,976 VPD | Laclede Station Road - 24,253 VPD

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Patrick Willett

314.785.7631

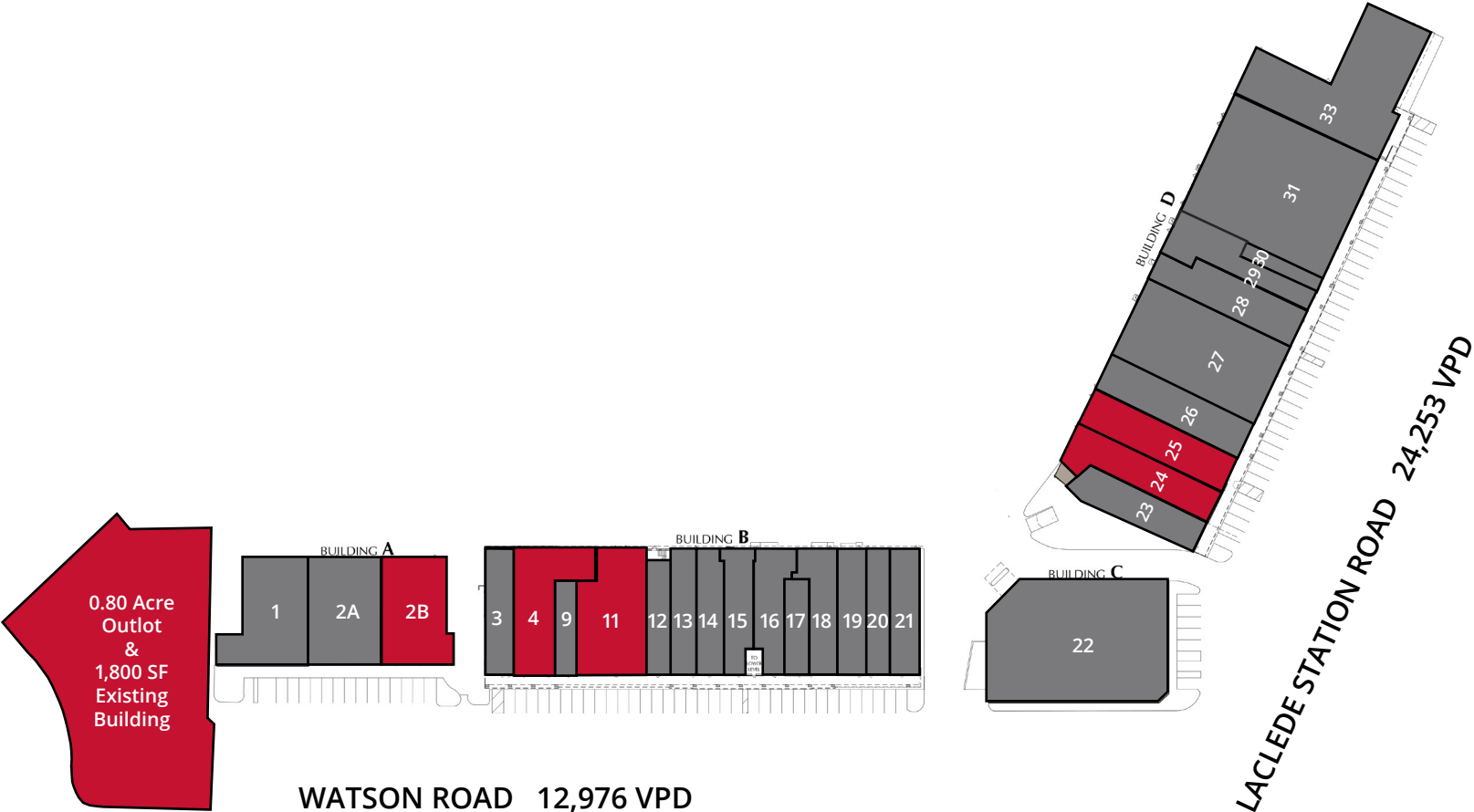
pwillett@paceproperties.com

[PACEPROPERTIES.COM](https://www.paceproperties.com) | 314.968.9898

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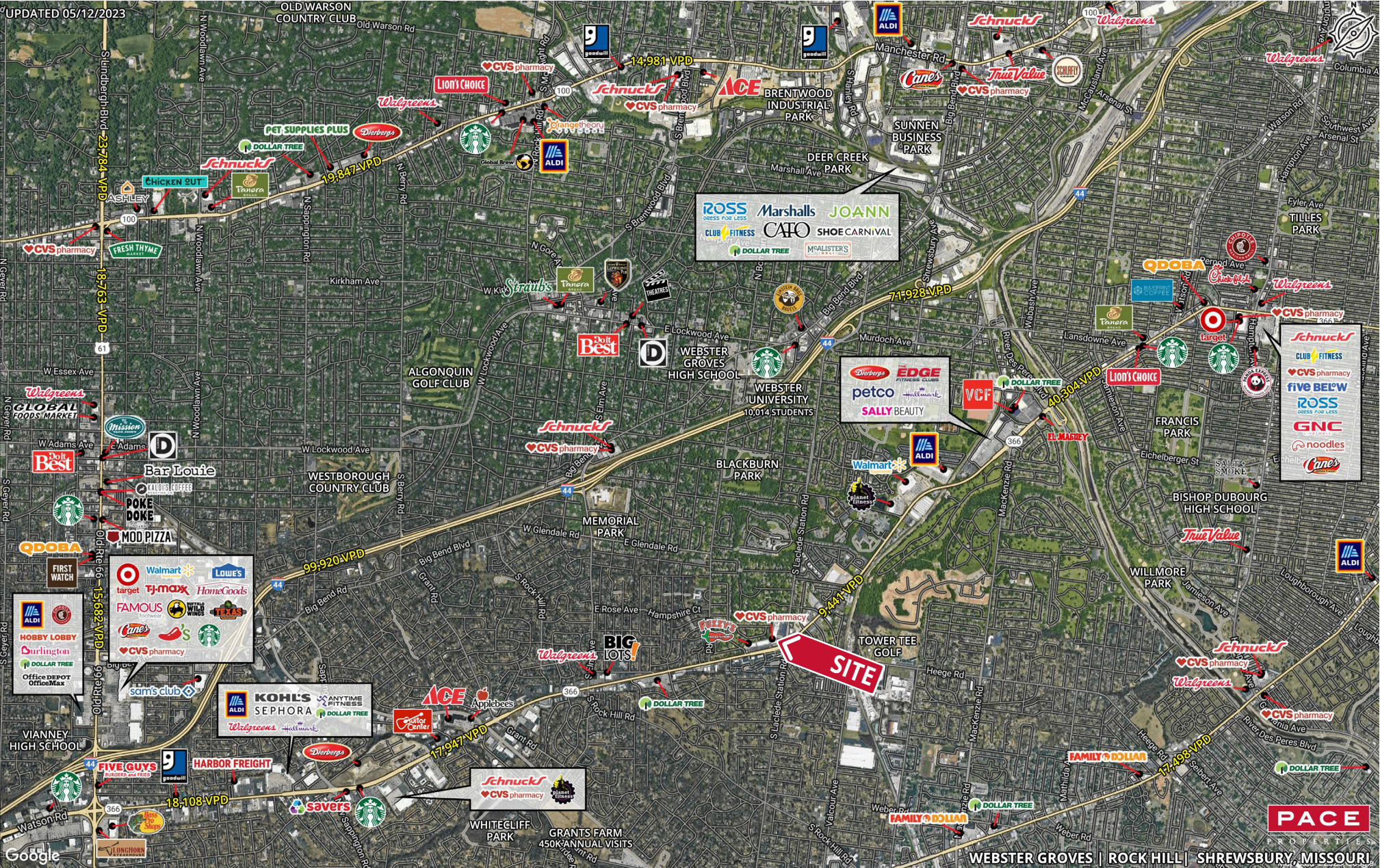
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Site Plan



Space	Status	SF	Space	Status	SF	Space	Status	SF
1	Fuzzy's Taco Shop	4,424	15	Batteries Plus	2,389	25	AVAILABLE	4,301
2A	Heartland Vet	4,800	16	Express Personnel	2,491	26	AT&T	4,320
2B	AVAILABLE	3,852	17	Great Clips	1,433	27	Green Goose	6,198
3	Wingstop	2,000	18	AJ Nail Lounge	2,458	28	T-Mobile	3,767
4	AVAILABLE	4,356	19	Penn Station	2,350	29	Zushi	2,860
9	Edward Jones	1,195	20	My Friend's Wardrobe	1,725	30	Advance America	1,035
11	AVAILABLE	5,108	21	Factor Physical Therapy	2,521	31	Hot Shots	12,689
12	Papa John's	1,820	22	CVS	13,225	33	Dobbs Auto & Tire	8,860
13	Sports Card Dugout	1,950	23	Jimmy John's	2,245	Outlot	AVAILABLE & 1,800 SF Existing Building	0.80 AC
14	Benjamin Moore	2,018	24	AVAILABLE	4,148			

Trade Area Aerial



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