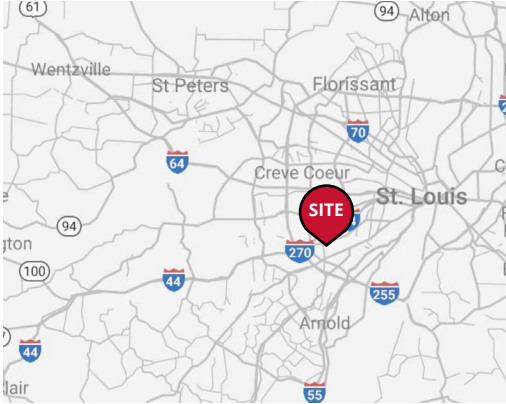


Former National Restaurant!



2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

9,020 | 77,855 | 198,098



Daytime Population

10,622 | 64,770 | 185,338



Median Household Income

\$103,195 | \$114,145 | \$105,254

RETAIL FOR LEASE

9838 Watson Road | Crestwood, Missouri 63126

6,625 SF on 1.75 Acres | Call for Details

PROPERTY DETAILS

Free-standing restaurant or great redevelopment opportunity

Area retailers include Dierbergs, Schnucks, ALDI, Bass Pro Shops, Chick-fil-A, McDonald's

Contains 140 parking spots

Watson Road - 18,756 VPD

John Shuff

314.785.7630

jshuff@paceproperties.com

Ashley Krekovich

314.785.7613

akrekovich@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

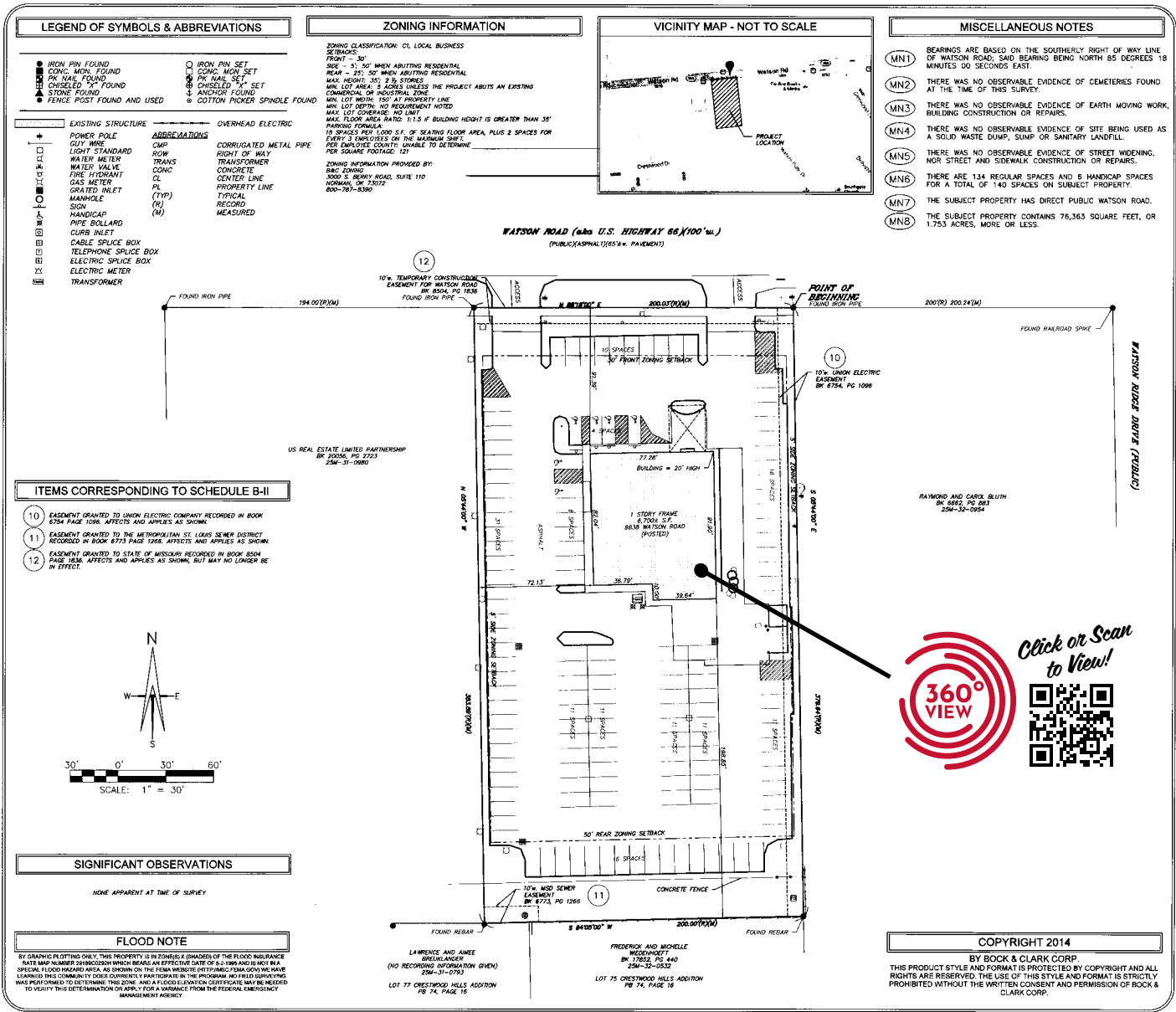
1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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.

Trade Area Aerial



Survey



RECORD DESCRIPTION

A TRACT OF LAND IN PART OF LOT EIGHT (8) OF "PARTITION OF OSWALD STURDY'S ESTATE," U.S. SURVEY 2483, TOWNSHIP 44 NORTH, RANGE 8 EAST, ST. LOUIS COUNTY, MISSOURI AND BERRY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING THE INTERSECTION OF THAT SOUTH LINE OF U.S. HIGHWAY 66 WITH THE EAST LINE OF LOT 8 OF THE "PARTITION OF OSWALD STURDY'S ESTATE" THENCE LEAVING THE SOUTH LINE OF U.S. HIGHWAY 66 AND ALONG THE EAST LINE OF SAID LOT 8 SAID LINE BEING ALSO THE EAST LINE OF U.S. SURVEY 2483, SOUTH 5 DEGREES 44 MINUTES EAST 278.64 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8, THENCE SOUTH BY COURSES OR MINUTES WEST 2000.00 FEET ALONG THE SOUTH LINE OF LOT 8 TO A POINT, THENCE NORTH 5 DEGREES 44 MINUTES WEST 362.88 FEET TO A POINT IN THE SOUTH LINE OF U.S. HIGHWAY 66, THENCE NORTH BY COURSES IN MINUTES EAST 2000.00 FEET ALONG THE SOUTH LINE OF U.S. HIGHWAY 66 TO THE POINT OF BEGINNING AND CONTAINING 1.753 ACRES, ACCORDING TO SURVEY BY STEELE SURVEYING COMPANY, DATED ON THE 21ST DAY OF MARCH, 1914.

THE ABOVE DESCRIPTION IS THE SAME AS REFERENCED IN THE COMMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CTD-1400083 WITH AN EFFECTIVE DATE OF MARCH 5, 2014.

ALTA/ACSM LAND TITLE SURVEY

Project Rocket
 BAC Project No. 201400878, 327
 612 Crestwood, MO
 9838 Watson Road, Crestwood, MO
 Based upon: This Commitment #TIC-1400083 of Chicago Title Insurance Company bearing an effective date of March 5, 2014.
 Surveyor's Certification:

To: Chicago Title Insurance Company, a Nebraska corporation; CMR, Inc., a Florida corporation; H and B Restaurants, Inc., a Florida corporation; Florida 98, Inc., a Florida corporation; Denver SW, LLC, a Florida limited liability company; Red Lobster Seafood, CO, a Florida corporation; Red Lobster Hospitality, LLC, a Delaware limited liability company; Red Lobster Restaurants, LLC, a Delaware limited liability company; Red Lobster Corpn., Inc., a Delaware corporation; Kirkland & Ellis LLP, AOCB Acquisitions, LLC and its successors and assigns; ABOB 98, Portfolio II, LLC and Bock & Clark Corporation.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, WHICH STANDARD WAS ADOPTED BY ALTA AND ACES, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4-18-2014.

DAVID J. SHERRILL
 REGISTRATION NO. 2051
 IN THE STATE OF MISSOURI
 DATE OF SURVEY: 4-18-2014
 DATE OF LAST REVISION: 7-21-2014
 NETWORK PROJECT NO. 201400878-327

SURVEY PERFORMED BY:
 SHERRILL & ASSOCIATES, INC.
 316 NORTH MAIN STREET
 EDWARDSVILLE, IL 62025
 PHONE: 618-656-9201
 FAX: 618-656-6496
 EMAIL: DJS@SHERRILLASOC.COM

SA NO. 141501 SHEET 1 OF 1

Bock & Clark's National Surveyors Network
 National Coordinators of ALTA/ACSM Land Title Surveys
 Phone: (602) 349-6763, (707) 425-8371, Fax: (352) 686-5608 www.bockandclark.com

