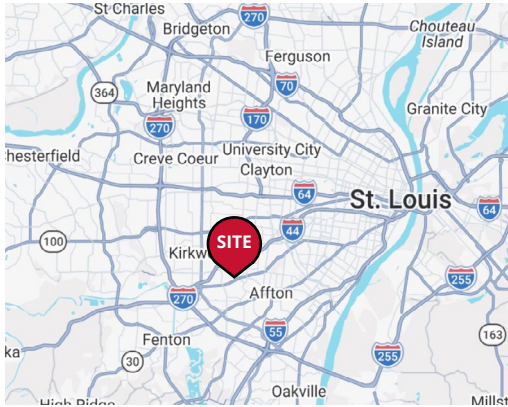


Building for sale!



2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

10,328 | 93,380 | 227,993



Daytime Population

6,564 | 75,862 | 197,330



Median Household Income

\$117,653 | \$113,570 | \$104,877

RETAIL FOR SALE

9147 Watson Road | Crestwood, Missouri 63126

4,412 SF | Sale Price: \$850,000

PROPERTY DETAILS

Stable, income-producing asset with a long-standing church tenant, offering reliable cash flow and historically durable occupancy.

Prime location on Watson Road with high traffic counts - 19,404 VPD

Large, nearly 1-acre free-standing parcel, providing long-term redevelopment or exit optionality once tenancy rolls.

Attractive basis well below new construction, allowing investors to collect income today while preserving upside tomorrow.

Asking price reflects a 8.5% cap on in place NOI

Carl Day, CCIM
314.785.7624
cday@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.

