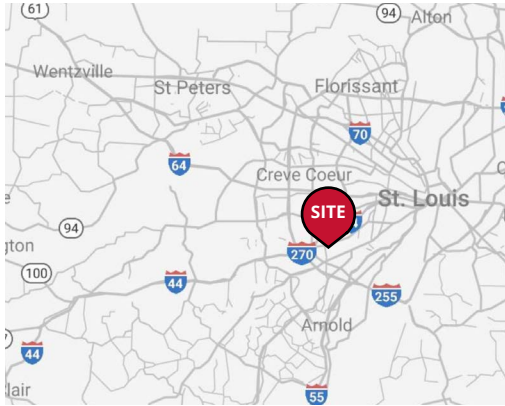


Motivated Seller!



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 SALE OR 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 - 18,396 VPD

John Shuff

314.785.7630

jshuff@paceproperties.com

Ashley Krekovich

314.785.7613

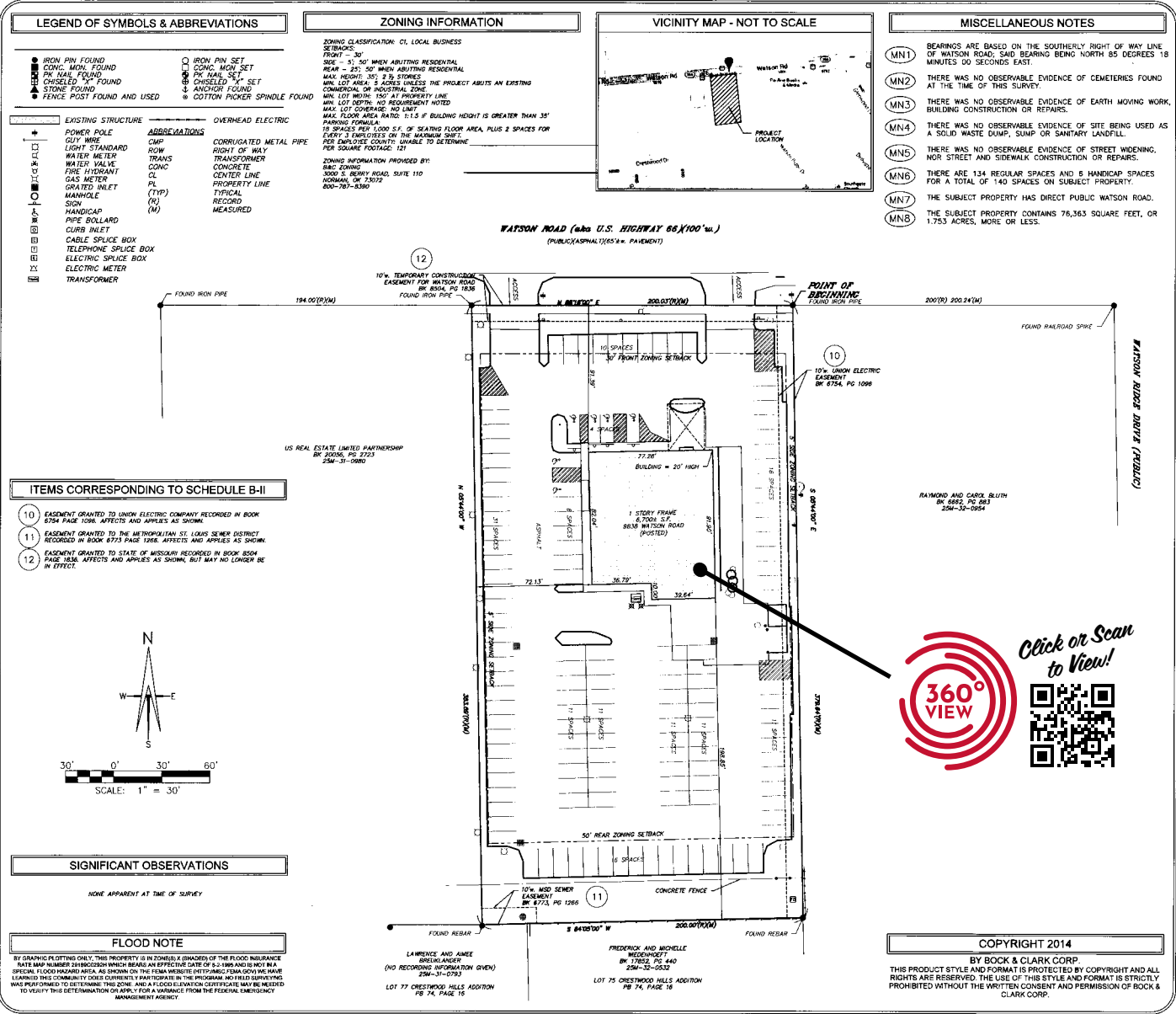
akrekovich@paceproperties.com

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.

[illegible]



ALTA/ACSM LAND TITLE SURVEY

Project Rocket
BAC Project No. 201400678, 327
641
8112 Crestwood, MO
3536 Watson Road, Crestwood, MO

Based upon Title Commitment #CTC-14000683
of Chicago Title Insurance Company
bearing an effective date of March 5, 2014

Surveyor's Certification

To: Chicago Title Insurance Company, a Missouri corporation; (DNR), Inc., a Florida corporation; N and O Restaurants, Inc., a Florida corporation; Florida SB, Inc., a Florida corporation; Devco, Inc., a Florida limited liability company; Red Lobster Sealed, 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; Island & Sea LLC, ACSP Acquisitions, LLC, and its successors and assigns; ACSP SB, Part 10, LLC and Bock & Clark Corporation.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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 HAVE BEEN ESTABLISHED AND ADOPTED BY ALTA AND ACSP, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4-18-2014.

CITY OF MISSOURI
DAVID J. SHERILL
NUMBER
LS-2051

DAVID J. SHERILL
REGISTRATION NO. 2051
IN THE STATE OF MISSOURI
DATE OF SURVEY: 4-18-2014
DATE OF LAST REVISION: 7-21-2014
NETWORK PROJECT NO. 201400678-327

SURVEY PERFORMED BY:
SHERILL & ASSOCIATES, INC.
316 NORTH MAIN STREET
EDWARDSVILLE, IL 62025
PHONE: 618-656-9251
FAX: 618-656-9496
EMAIL: DJSHERILL@SHERILLASOC.COM

BOCK & CLARK
EST. 1873

SA NO. 141501 SHEET 1 OF 1