

## 2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

13,229 | 113,596 | 300,047



### Daytime Population

8,663 | 75,211 | 234,361



### Median Household Income

\$76,500 | \$96,641 | \$91,121

## RETAIL FOR LEASE

Yorkshire Village

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

1,725 - 8,449 SF & 0.80 AC Outlot | Call for Details

### PROPERTY DETAILS

High visibility & signalized intersection with easy access

Generous parking field

Strong neighborhood trade area

Monument signage available

Watson Road - 13,183 VPD | Laclede Station Road - 23,754 VPD

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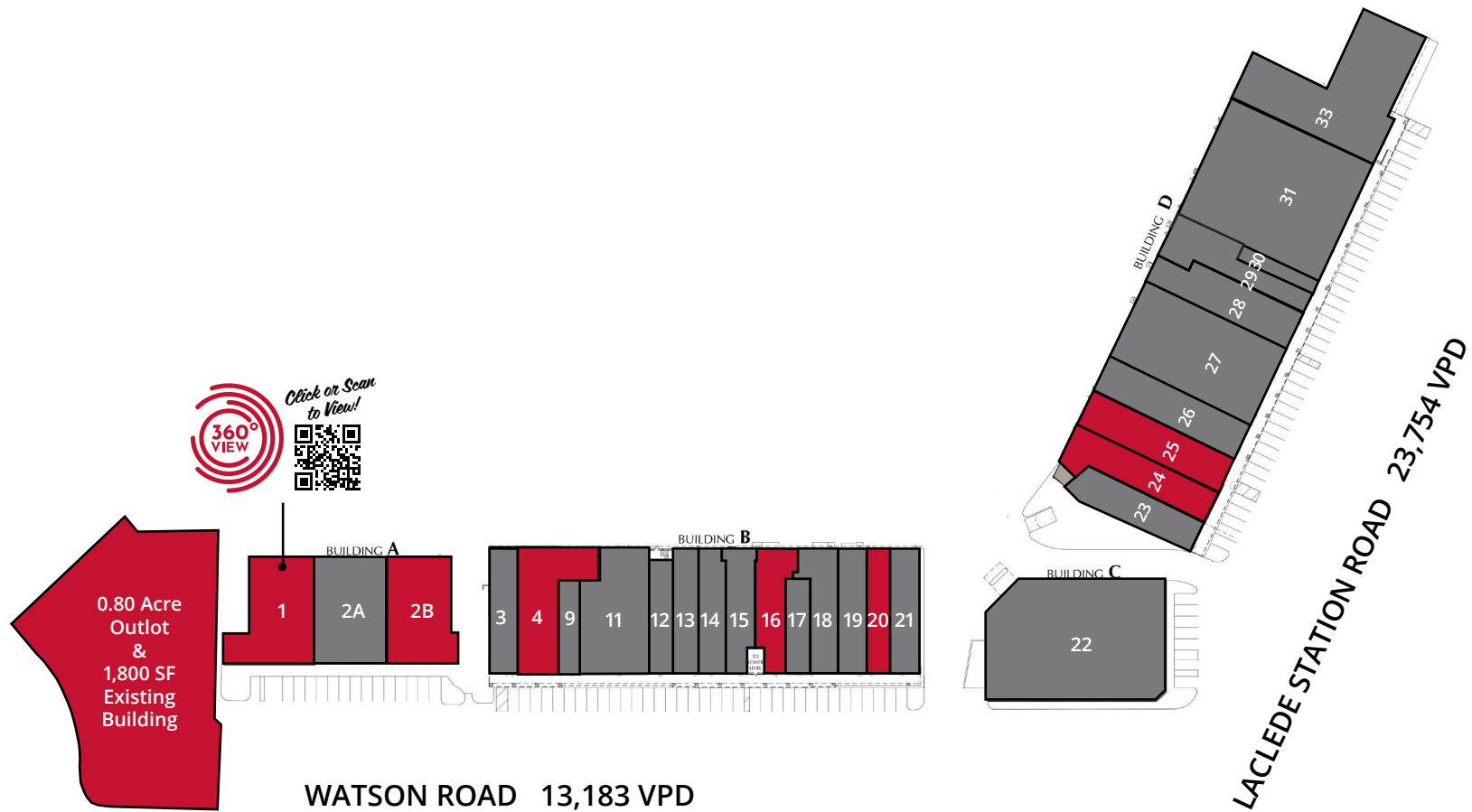
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**PACEPROPERTIES.COM | 314.968.9898**

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.

# Site Plan



Space	Status	SF	Space	Status	SF	Space	Status	SF
1	AVAILABLE	4,424	15	Batteries Plus	2,389	25	AVAILABLE	4,301
2A	Heartland Vet	4,800	16	AVAILABLE	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	AVAILABLE	1,725	30	Advance America	1,035
11	Dezired Events	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 Build-	0.80 AC
14	Benjamin Moore	2,018	24	AVAILABLE	4,148			



# Trade Area Aerial



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