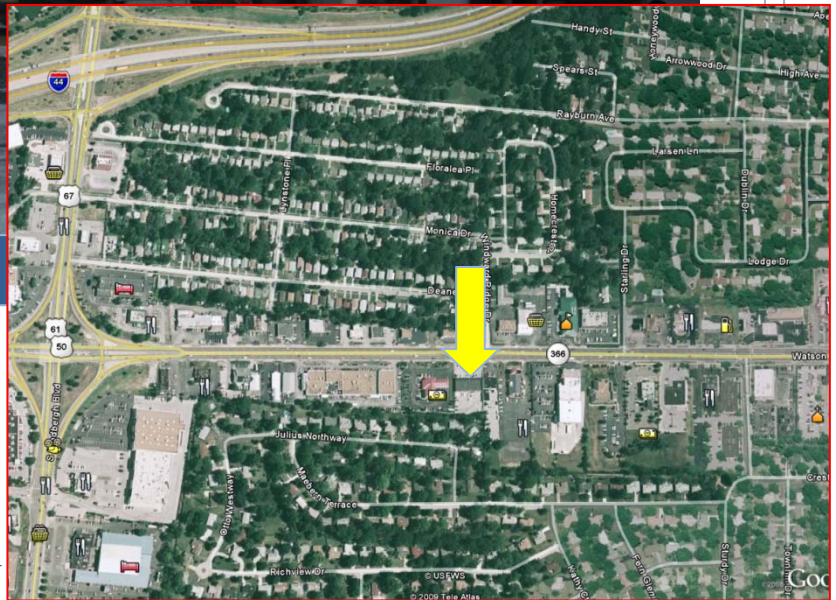




# 10212 Watson Road

Sunset Hills, MO 63127

**\$14 per SF!**



## Property Highlights:

- 2,560 SF
- Retail/Office
- **\$14 per SF** plus modified gross
- High street visibility!
- 25,000 average traffic volume per day
- 55,041 within a 3 mile radius / 42,921 daytime work population
- \$91,763 average Household Income within a 3 mile radius

636.394.3577



www.walmarinvestment.com

**ADDRESS:** 10212 Watson Road, Sunset Hills, MO 63127.

**HOW TO GET THERE:** From HWY 270, go East on Watson Road approximately 1 mile. 10212 Watson Road is located on the south side Watson Road.

**AVAILABILITY:** October, 1, 2011.

**BUILDING DESCRIPTION:**

<b>Type:</b>	Retail or Office	<b>Windows:</b>	Plate Glass
<b>Year Built:</b>	70's	<b>Lighting:</b>	Fluorescent
<b>Style:</b>	Classic Colonial	<b>HVAC:</b>	2 Gas Furnaces and AC
<b>Construction:</b>	Brick/Wood Siding	<b>Plumbing:</b>	2, 2 Fixture Rest Rooms
<b>Total Dev SF:</b>	7,000 SF	<b>Electrical:</b>	2 Panels, 120 each
<b>Unit SF:</b>	2,560 SF	<b>Sprinkler:</b>	None
<b>Roof:</b>	Asphalt Shingles	<b>Basement:</b>	None
<b>Ceiling Height:</b>	9.5'	<b>Prior Tenant:</b>	Florist
<b>Floors:</b>	Concrete		

**UTILITIES:**

**Gas:** Gas provided by Laclede Gas Company. *p. 314.621.6960*  
**Electric:** Electric provided by Ameren UE. *p. 314.342.1111*  
**Water:** Water provided by Missouri American Water. *p. 866.430.0820*  
**Sewer:** Sewer provide by MSD. *p. 314.768.6260*

**REAL ESTATE TAXES:** Tenant shall reimburse Landlord annually for 50% of all real estate taxes applicable to the demised premises. The reimbursable amount will be prorated by the number of square feet of the demised premises and the number of days the Tenant occupied the demised premises for the current year. Tax reimbursement for 2011 will be approximately \$1.40 per square foot.

**ZONING AND PERMITTED USES:** Retail and/or Office.

**OCCUPANCY PERMIT:** A "Re-Occupancy Application" must be completed and approved prior to occupying the demised premises. The Re-Occupancy Application may be obtained from the Sunset Hills City Hall located at 3939 S. Lindbergh Blvd, Sunset Hills, MO, 63127. Once the City of Sunset Hills approves your application, it will then be submitted to St. Louis County for inspection and final approval.

**ADT:** 25,000+ per 2006 MODOT study.

**PARKING:** 5.5 per 1,000 SF of building space.

<b>DEMOGRAPHICS:</b>	<b>One (1) Mile</b>	<b>Three (3) Miles</b>	<b>Five (5) Miles</b>
<b>Population (Total Daytime)</b>	5,074	55,041	156,068
<b>Average Income</b>	\$85,999	\$91,763	\$91,157

**PRICE:** Lease Rate ~~\$15 per SF~~ **Lease Rate \$14 per SF** plus Modified Gross (see real estate taxes above).