



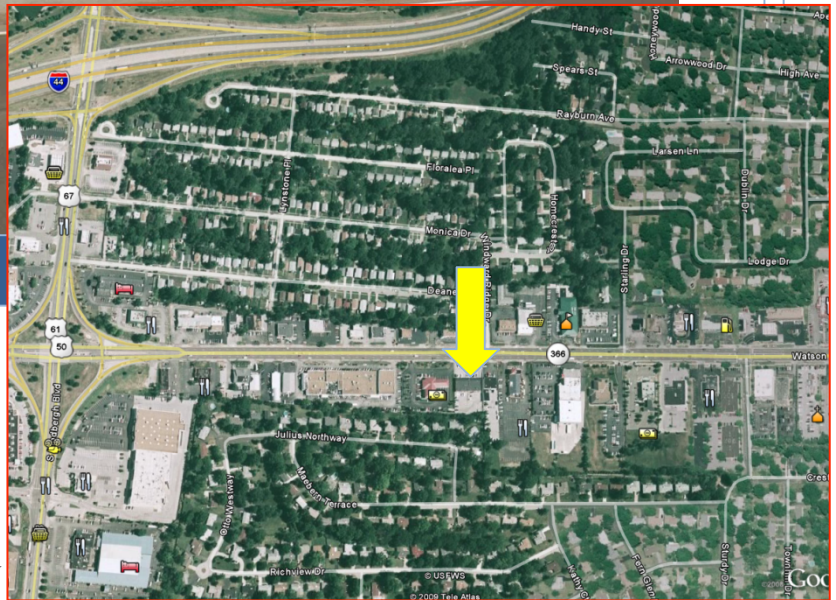
10212 Watson Road

Sunset Hills, MO 63127



Property Highlights:

- 2,560 SF
- Retail/Office
- **\$14.50 per SF** plus NNN
- 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: March 1, 2016.

BUILDING DESCRIPTION:

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

UTILITIES:

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

NNN: Tenant shall reimburse Landlord annually for 50% of the accrued NNN costs for 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.

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.

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

PRICE: Lease Rate \$15 per SF **Lease Rate \$14.50 per SF** plus NNN.