



**WATSON MEDICAL  
OFFICE BUILDING**

SCAN HERE!



**MARK CLARKSON**

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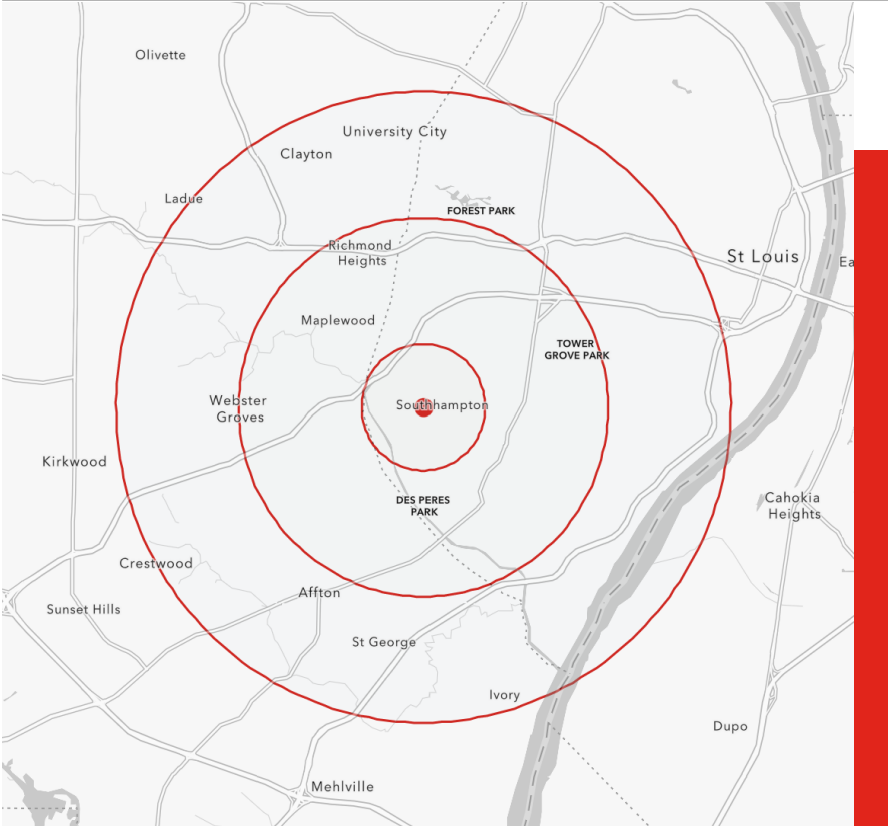
**4224 WATSON ROAD  
ST. LOUIS, MO 63102  
5,500 S.F. | \$927,680**

**PROPERTY INFORMATION**



- **BUILDING BUILT IN 1961 AND RENOVATED IN 2012**
- **2<sup>ND</sup> FLOOR INCLUDES 2 SUITES WITH MULTIPLE OFFICES, A RECEPTIONIST/WAITING AREA, AND A RESTROOM AND BOTH SUITES ARE AVAILABLE FOR LEASE AND CAN BE COMBINED INTO ONE SPACE**
- **3/1,000 S.F. PARKING RATIO — 12 PARKING SPACES AVAILABLE**
- **LOCATED AT THE BUSY INTERSECTION OF WATSON ROAD AND CHIPPEWA STREET IN ST. LOUIS CITY**
- **LOCATED NEAR LINDENWOOD PARK**
- **NEARBY BUSINESSES: BLUEPRINT COFFEE, JIMMY JOHN'S, GOMEZ UPHOLSTERY, FIRST COMMUNITY CREDIT UNION, AND MANY MORE!**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	19,786	151,410	380,150
HOUSEHOLDS	10,064	74,950	177,458
AVERAGE HH INCOME	\$102,220	\$89,324	\$99,043



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**SITE PLAN**



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SUITE	S.F.	STATUS
100	3,500	LEASED
200	1,200	AVAILABLE
201	900	AVAILABLE

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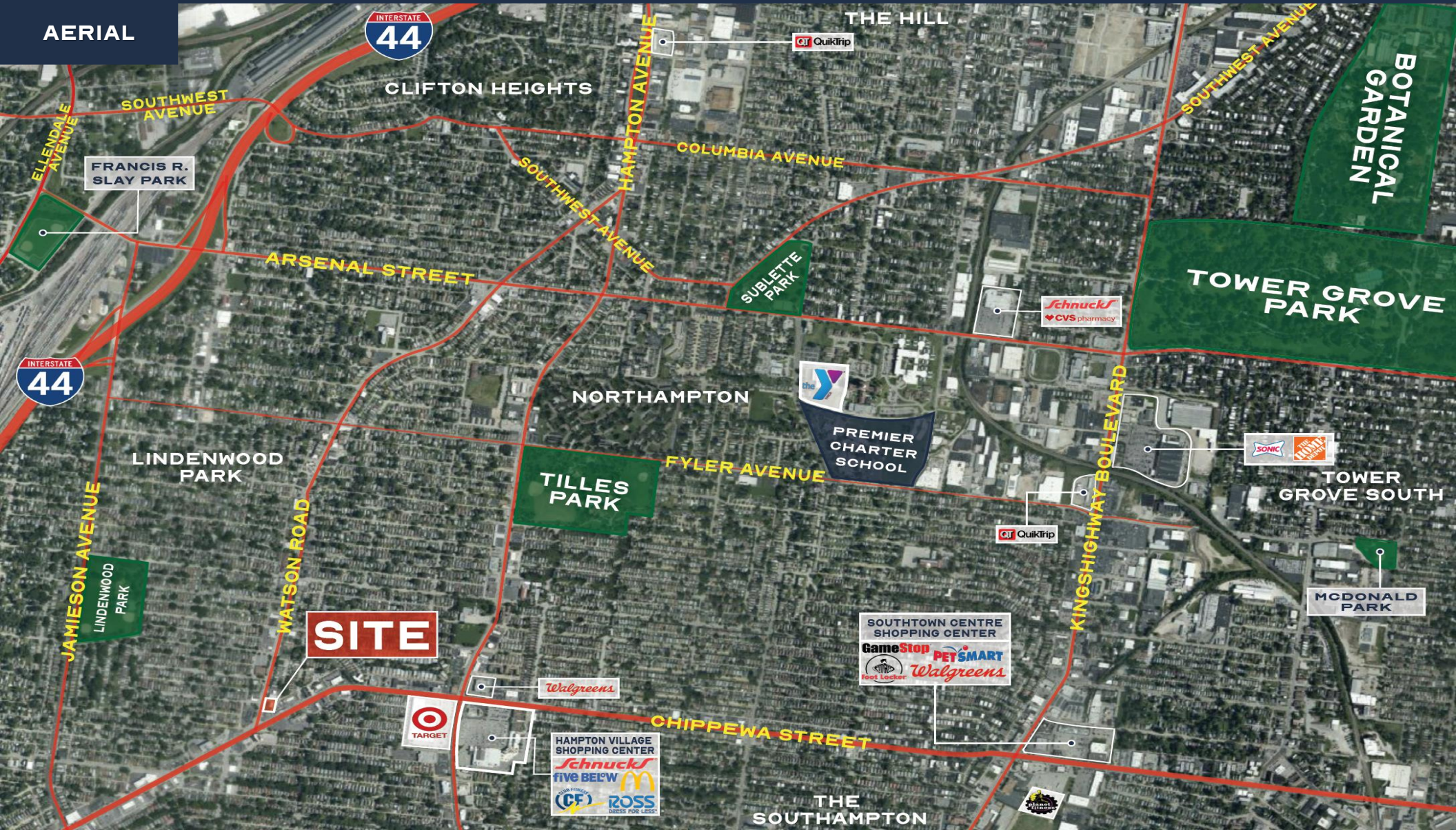


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AERIAL



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