



FOR SALE

MILLENNIUM CENTRE

9201 WATSON ROAD

ST. LOUIS, MO 63126

CBRE

PROPERTY FEATURES

- 31,256 square feet two-story multi-tenant building located in South St. Louis, Missouri
- Excellent owner occupancy opportunity
- 2.37 acres lot size
- Built in 1964 and renovated in 2000
- Zoned C-1
- 4.5/1,000 parking ratio with surface parking
- Close proximity to I-44 and I-270
- Adjacent to Crestwood Mall redevelopment site
- 12,800 VPD traffic count on Watson Road
- Building signage available

ASKING PRICE: \$2,500,000

DEMOGRAPHICS

3-MILE RADIUS



POPULATION
89,862



HOUSEHOLDS
38,941



MEDIAN AGE
45.0



BACHELOR'S DEGREE OR HIGHER
54.7%



AVG HOUSEHOLD INCOME
\$113,755



AVG HOUSING VALUE
\$276,413



RENTER OCCUPIED HOUSING UNITS
26.1%



BUSINESSES
3,547



DAYTIME POPULATION
91,392



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