







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



38,941



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%

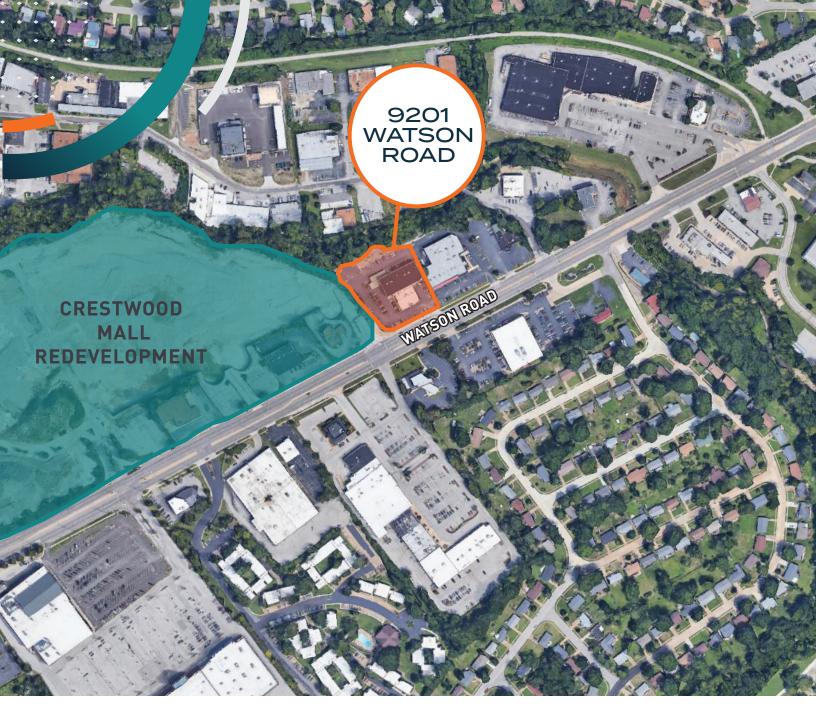


BUSINESSES 3.547



DAYTIME POPULATION 91,392





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